

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, June 25, 1974, in the Council Chamber, at approximately 2:00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bowers, Harcourt, Linnell, Marzari,  
Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Gibson  
Alderman Hardwick

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee approved the items for consideration at the 'In Camera' meeting later this day, with the exception of the report of the Standing Committee on Housing dated June 11, 1974, regarding Housing Relocation Service and the report of the Standing Committee on Civic Development dated June 13, 1974, regarding Johnston Terminals. It was agreed that these reports would be considered in open Council this day.

ADOPTION OF MINUTES

MOVED by Ald. Pendakur,  
SECONDED by Ald. Bowers,

THAT the Minutes of the Regular Council meeting dated June 11, 1974, with the exception of the 'In Camera' portion and the Minutes of the Special Council meeting dated June 17, 1974, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Pendakur,  
SECONDED by Ald. Linnell,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

VARIATION OF AGENDA

The Council agreed to vary the Agenda to consider the report of the Official Traffic Commission dated June 5, 1974.

Report of Official Traffic  
Commission, June 5, 1974

The Council considered this report of the Commission which contains seven clauses identified as follows:

- Cl. 1: Pedestrian Crossing Study
- Cl. 2: Taxi Use of Downtown Streets
- Cl. 3: P.N.E. Traffic and Parking
- Cl. 4: Crosswalk - 58th Avenue and Argyle
- Cl. 5: Traffic Controls: Blenheim and 16th Avenue
- Cl. 6: Tisdall Street/45th Avenue-Oakridge Traffic
- Cl. 7: Driver Pedestrian Safety Program

The Council took action as follows:

cont'd....

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Report of Official Traffic  
Commission, June 5, 1974  
(continued)

Taxi Use of Downtown  
Streets (Clause 2)

MOVED by Ald. Bowers,

THAT the recommendation of the Commission contained in this Clause be approved after amendment as follows:

"THAT the recommendation of the City Engineer against the construction of bays for taxis as contained in his report of June 4, 1974, be approved;

FURTHER THAT the recommendations on suggestions put forward by Mr. W.R.M. Stevens not be accepted at this time, but Items IV (c) re left turn phase at Beauty-Pender-Abbott and IV (d) re Drake and Granville, be referred to the Engineering Department for further review;

FURTHER THAT a meeting be held between the City Engineer, Amalgamated Transit Union, Taxi Cab Owners and the Transit Bureau for further report to the Official Traffic Commission on the question of bays."

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

P.N.E. Traffic and  
Parking (Clause 3)

In considering Clause 3, it was

MOVED by Ald. Marzari,

THAT the present parking restrictions be retained and no changes be made in the street system.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,

THAT the practice of barricading streets during events be retained.

- LOST

(Aldermen Bowers, Harcourt, Linnell, Massey, Pendakur, Rankin, Volrich and Mayor Phillips voted against the motion)

MOVED by Ald. Bowers,

THAT, as recommended by the Commission, the practice of barricading streets in the area during events be discontinued.

- CARRIED

(Alderman Marzari voted against the motion)

Balance of Report

MOVED by Ald. Marzari,

THAT the recommendations of the Commission contained in Clauses 1, 4, 5, 6 and 7, be approved.

- CARRIED UNANIMOUSLY

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UNFINISHED BUSINESS

1. Assignment of Leases:
  - (a) N/W Corner Richards & Smithe Streets
  - (b) Overhead Vehicular Ramp above Lane Between Richards & Seymour, North of Smithe Street

City Council on April 23, 1974, deferred consideration of a Board of Administration report dated April 19, 1974, concerning assignment of leases of the north-west corner of Richards and Smithe Streets and an overhead vehicular ramp above the lane between Richards and Seymour north of Smithe Street, pending discussion between Alderman Volrich and the Supervisor of Property and Insurance.

MOVED by Ald. Volrich,

THAT the following recommendations of the Board of Administration as contained in its report of April 19, 1974, be approved:

"That the City consent to the assignment of the following leases from Kings Parking (Canada) Limited to Adams Properties Ltd., subject to the forms of assignment being satisfactory to the Supervisor of Property and Insurance and the Director of Legal Services:

- (a) Lease of Lots 20 and 21, Block 64, D.L. 541, dated December 19, 1972;
- (b) Lease of air space above the Lane between Richards and Seymour Streets, North of Smithe Street connecting Lots 14 and 15 with Lots 24 and 25, Block 64, D.L. 541, dated December 19, 1972."

- CARRIED UNANIMOUSLY

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Council agreed that the following unfinished business items be deferred pending the hearing of delegations later this day:

2. Training Policy and Program
3. Park Board Reorganization
4. Variety Club Telethon
5. Collingwood Towers Senior Citizens Project
6. Damage to Property: 1915 East Georgia Street.

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7. Demolitions: Odlum Drive and Kitchener Street

The Council noted the following letter as submitted by the Director of Legal Services dated June 20, 1974:

"At its meeting on June 11th the Council passed the following motion:

'THAT the Corporation Counsel and the Director of Planning report to Council in two weeks on interim measures for a temporary period, to prevent the demolition of residential properties in the area Clark Drive to the Industrial-zoned boundary East of Clark, Hastings to Broadway.'

Within the time specified in this motion it has not been possible for the Director of Planning and myself to get together on this subject. However, I have indicated in the past that an applicant for a demolition permit is entitled to receive the same where he complies with by-law requirements. I know of no existing legislation that would allow us to prohibit demolition 'as an interim measure for a temporary period'."

Mr. Freedman representing Koffman Foods, addressed the Council advising that his firm has been refused a demolition permit and that one empty house, owned by his company, is being severely vandalized.

cont'd....

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UNFINISHED BUSINESS (cont'd)

Demolitions: Odlum Drive and  
Kitchener Street (continued)

MOVED by Ald. Bowers,

THAT the foregoing report of the Director of Legal Services be received on the understanding that a further report will be submitted to Council as soon as possible.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Appointment - Vice-Chairman:  
Family Court Committee

City Council on February 19, 1974, when dealing with the appointment of a Chairman and Deputy Chairman for the Family Court Committee, re-appointed Mrs. Helen McRae, Chairman, and asked that the Committee recommend to Council a Deputy Chairman.

Subsequently, a letter was received from the Chairman of the Committee recommending that Council appoint Mrs. K.E. Meredith as Deputy Chairman.

MOVED by Ald. Pendakur,

THAT the foregoing recommendation of the Family Court Committee be approved.

- CARRIED UNANIMOUSLY

2. Sponsorship of Dinner

Under date of June 17, 1974, the Vancouver Women's Field Hockey Association submitted a letter requesting Council host a dinner in honour of the visit of an English touring women's field hockey team.

MOVED by Ald. Pendakur,

THAT the request by the Vancouver Women's Field Hockey Association for the City to host a dinner, be received.

- CARRIED UNANIMOUSLY

3. Registration Period re Voters'  
List: Use of Library Facilities

The Council noted the following letter from the City Clerk dated June 17, 1974, concerning the registration period for the Voters' List:

"The registration period in respect of the 1974 Voters' List, and when the List is available for examination, is August 8th, to and including August 21st, of this year. This registration has taken place for many years in the Voters' List Office at Broadway and Yukon Streets.

To make the registration more available throughout the City, it is proposed that the facilities of the Main Library and its branches, numbering 11 in all and located in most areas of the City, be used.

Mr. M. P. Jordan, Director of the Vancouver Public Library, has been most co-operative and is prepared to make the library facilities and required staff available.

As this proposal represents an extension of the existing service and would cost approximately \$500.00 for the printing of additional resident Voters' Lists through the Data Processing Division, the matter is submitted to the Council for consideration and if approved, authorization of the required expenditure from the Finance contingency account."

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Registration Period re Voters' List:  
Use of Library Facilities (continued)

MOVED by Ald. Pendakur,

THAT authorization of the required expenditure of approximately \$500.00 be approved for the purpose of extending the existing Voters' registration facilities and required funds be appropriated from Contingency Reserve.

- CARRIED UNANIMOUSLY

4. Old Crystal Pool: C.A.S.A.  
 Grant Request

Council noted a letter from the Park Board dated May 29, 1974, on the matter of a Policy Report on Park Board Swimming Pools and also concerning a previous grant request by the Canadian Amateur Swimming Association re the use of Crystal Pool.

MOVED by Ald. Pendakur,

THAT, at the request of the City Clerk, this matter be tabled to the next meeting of Council pending distribution of the Policy Report referred to in the Park Board's letter.

- CARRIED UNANIMOUSLY

5. R.C.M.P. Property -  
 3875 Point Grey Road

Council considered the following letter from the Park Board dated June 11, 1974:

"The following is an excerpt from the last meeting of the Board held on June 10, 1974:

... 'R.C.M.P. Property - 3875 Point Grey Road

The Honourable J.E. Dube, Minister of Public Works, in a letter dated May 21, 1974, advised that he will be contacting the City of Vancouver to negotiate the disposition of this and other property of mutual interest.

Board members discussed a report prepared by the Director of Planning and Development dated June 7, 1974, recommending that acquisition of the R.C.M.P. property be pursued. Commissioner Brown noted that Alderman Gibson has been appointed to negotiate with the Minister of Public Works for this property.

It was regularly moved and seconded,

RESOLVED: That the Park Board again advise City Council of its desire to acquire this waterfront R.C.M.P. property and that a Board member be appointed to enter into negotiations with Alderman Gibson for acquisition of this valuable property immediately.'

- Carried."

MOVED by Ald. Volrich,

THAT the letter from the Park Board be received and approval be given to the request to appoint a Board member to enter into negotiations with Alderman Gibson for acquisition of 3875 Point Grey Road, it being understood that the representatives will be reporting to Council on the matter.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (cont'd)

6. Subdivision of 2893-95  
Point Grey Road

The Council noted the following resolution of the Save Our Parkland Association as contained in a letter from the organization dated June 17, 1974:

" In view of the recent decision of the Court of Appeal overruling the refusal of the City Approving Officer to approve subdivision of property at 2893-95 Point Grey Road,

Be it resolved that :

Save Our Parkland Association strongly urges City Council of Vancouver to procede forthwith to acquire this property before any construction commences by

(a) purchase at a reasonable price, or, failing this,

(b) expropriation, which will provide for an arbitrated price."

With the agreement of Council, Commissioner DuMoulin, a member of the Association, addressed the Council suggesting that the City acquire the property and, failing negotiations, expropriation procedures be carried out.

MOVED by Ald. Rankin,  
THAT

- (i) the Director of Legal Services apply for a Stay of Execution regarding the decision of the Court of Appeal and file Notice of Appeal to the Supreme Court of Canada re the property at 2893-95 Point Grey Road;
- (ii) the Board of Administration be directed to submit a full report on this property;
- (iii) the Director of Planning be requested to take the required action on lot sizes to ensure no further subdivisions in the area.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

THAT the Mayor appoint a member of Council and, with the assistance of the Save Our Parkland Association, discuss with the owner the possiblity of acquiring the property at 2893-95 Point Grey Road.

- CARRIED

(Alderman Rankin voted against the motion)

7. Leases: Canem Systems Limited and  
West Coast Salvage & Contracting

The Council noted a letter from Canem Systems Limited dated May 28, 1974, requesting a short extension of its present rental agreement of the property located at 895 West 6th Avenue. Notice to Vacate by June 30, 1974, has already been given, however, because of the strike by local construction trades, Canem Systems Limited is unable to relocate to their new building.

Mr. Sutcliffe, the Development Consultant, addressed the Council and advised that both he and the City Engineer recommended as follows:

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Leases: Canem Systems Limited  
and West Coast Salvage and  
Contracting (continued)

- "(a) With respect to Canem Systems Ltd., the Property Department, the City Engineer and the Development Consultant to negotiate an extension beyond 30th June, 1974, as soon as the construction trades strike is terminated, with the objective of having Canem Systems Ltd., vacate at the earliest date possible, having in mind the requirements of the City Engineer with respect to grading and installation of services.
- (b) That the Property Department, the City Engineer and the Development Consultant be authorized to meet with West Coast Salvage and Contracting as soon as the construction trades strike is terminated to determine the earliest possible date for vacant possession of the property, the objective being to hold to the 31st October, 1974, date, but if that is not possible, the earliest date consistent with the 1974-75 Winter Works Program.
- (c) The Property Department, the City Engineer and the Development Consultant to report back to City Council on the outcome of these negotiations."

MOVED by Ald. Bowers,

THAT the foregoing recommendations of the City Engineer and the Development Consultant be approved.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

Training Policy and Program

At the Council meeting on June 11, 1974, when considering the Board of Administration report (Personnel Matters) respecting the Training Policy and Program, the Council deferred consideration pending the hearing of a delegation from Vancouver Municipal and Regional Employees' Union.

Pursuant thereto, Mr. Derby representing the Union spoke in support of the report, except he suggested that the position of Personnel Officer II referred to in the report be filled on a permanent basis. The Board of Administration is recommending against filling the position at this time but re-assessing the matter in six months.

MOVED by Ald. Marzari,

THAT the following recommendations as contained in the Board of Administration report of June 7, 1974, be approved:

- (a) That the Training Policy be approved;
- (b) That the amended Personnel Regulation No. 248 - Training be approved;
- (c) That in addition to currently approved training staff salaries, the amount of \$5,340 be approved for 1974 City-wide training activities;
- (d) That the alteration of the space at the Stanley Park Pavilion be undertaken after an agreement, approved by Corporation Counsel has been entered into between the City and Parks Board, at an estimated cost of \$24,809, including furnishings;
- (e) That funds in the amount of \$4,400 be approved for the purchase of training equipment.

- CARRIED UNANIMOUSLY  
cont'd....

UNFINISHED BUSINESS (Cont'd)Training Policy and  
Program (continued)

MOVED by Ald. Marzari,

THAT authority be granted to fill the position of Personnel Officer II, Training Section, established by City Council on November 20, 1973, on a permanent basis.

- LOST

(Aldermen Bowers, Harcourt, Linnell, Massey, Pendakur, Rankin, Volrich and Mayor Phillips voted against the motion)

MOVED by Ald. Pendakur,

THAT the following statement and recommendation of the Board of Administration contained in the report of June 7, 1974, be approved:

"Your Board is not prepared to recommend filling the position of Personnel Officer II at this time, but RECOMMENDS that the requirement for this position be reassessed six months after the Division moves into the new facility. Meanwhile, your Board RECOMMENDS that an amount of \$2,000.00 be added to the Personnel Services Department budget to provide for temporary assistance from time to time to assist in providing courses. Funds are available for this in the Departmental salary budget."

- CARRIED UNANIMOUSLY

Park Board Reorganization

City Council on June 11, 1974, when considering Clause 3 of the report of the Standing Committee on Finance and Administration dated May 23, 1974, received a letter from the Vancouver Municipal and Regional Employees' Union requesting deferment of this Clause to permit the Union an opportunity of considering the matter. Council referred the Clause to the Board of Administration for discussion with the Union for report back.

With the agreement of Council, Mr. Ross, representing the Union, spoke to the matter and suggested that the Ice Rink Co-ordinator and the Administrative Assistant positions not be abolished as is recommended in the report. Mr. Ross advised that the Union is reserving its position on this whole matter. He requested that when major personnel matters are considered at the Committee level, the Union be invited to be present.

Commissioner Ryan reported orally on the matter, generally supporting the comments made by the Union regarding the two positions referred to in the previous paragraph, but suggested that the title and functions of the two Area Recreation Managers may be subject to change when the study of the Park Board Recreation Department by the Director of Social Planning is completed.

MOVED by Ald. Bowers,

THAT recommendations A to H, with the exception of D(ii), as contained in Clause 3 of the Finance and Administration report dated May 23, 1974, be approved, on the understanding that the title and functions of the two Area Recreation Managers referred to in recommendation A(vi), may be subject to change upon completion of the study of the Park Board Recreation Department by the Director of Social Planning.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,

THAT with respect to recommendation D(ii) in the Finance and Administration report dated May 23, 1974, the Ice Rink Co-ordinator position be approved for the balance of the year.

- CARRIED UNANIMOUSLY

The Council recessed at 3:40 p.m. and, after an 'In Camera' meeting in the Mayor's Office, reconvened at 4:55 p.m. in open session in the Council Chamber.



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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. Fire Safety in Highrise Buildings

The Council considered a Board of Administration report dated June 13, 1974, containing a report of the Special Committee appointed re Fire Safety in Highrise Buildings.

The Special Committee recommended as follows:

"RECOMMENDS that Council take not further action at this time to amend Building By-law No. 4702, with respect to the requirements for sprinkler protection in high office buildings;

FURTHER RECOMMENDS that Council instruct the City Building Inspector to bring to its attention any changes to the requirements for fire safety in high buildings that appear in future editions or revisions of the National Building Code of Canada."

A Board of Administration report dated May 30, 1974, containing recommendations of the Fire Chief on the same topic was also noted.

The Fire Chief recommends that City Council

"Redefine office high rise buildings to be any type which exceeds 75 feet;

Incorporate into the City By-law, a By-law requiring all office high rise buildings to conform to Measure (A) of the National Building Code."

In considering the aforementioned reports, the Council noted a resolution of the City of Hamilton on the subject matter which had been deferred by Council on April 2nd, pending receipt by Council of the recommendations of the Special Committee previously mentioned.

Mr. John Davies, as Chairman of the Special Committee, the Fire Chief and the City Building Inspector each addressed the Council on the matter.

MOVED by Ald. Volrich,

THAT the following recommendation of the Fire Chief as contained in the Board of Administration report of May 30th, be approved:

"That City Council redefine office high rise buildings to be any type which exceeds 75 feet."

- CARRIED

(Aldermen Marzari and Massey voted against the motion)

MOVED by Ald. Volrich,

THAT the following recommendation of the Fire Chief as contained in the Board of Administration report of May 30th, be approved, after amendment as follows:

"That City Council incorporate into the City By-law, a By-law requiring all new office high rise buildings to conform to Measure (A) of the National Building Code."

- CARRIED

(Mayor Phillips, Aldermen Marzari and Massey voted against the motion.)

(Underlining indicates amendment)

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)Fire Safety in Highrise  
Buildings (continued)

MOVED by Ald. Rankin in amendment,  
 THAT the word "new" as contained in Alderman Volrich's  
 motion be struck out.

- LOST

(Aldermen Bowers, Harcourt, Linnell, Marzari, Massey,  
 Pendakur, Volrich and Mayor Phillips, voted against  
 the motion)

MOVED by Ald. Volrich,  
 THAT a Committee be appointed by the Board of Administration  
 to report back to Council on procedures for existing highrise  
 buildings meeting the proposed highrise fire protection standards.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,  
 THAT the letter from the City of Hamilton dated March 27, 1974,  
 asking endorsement of its Council's resolution re installation of  
 automatic sprinklers in all highrise buildings, be received.

- CARRIED UNANIMOUSLY

B. Request for the Use of the Granville  
 Mall and Street Closures in the  
 Central District

The City Engineer submitted the following report under date  
 of June 21, 1974:

"The Folkfest '74 Committee, 1525 West 8th Avenue, request permission to  
 stage a Folk Festival on Granville Mall from Georgia Street to Nelson Street on  
 Monday, July 1, 1974 from 12:00 noon to 9:00 p.m. The Committee also requests  
 that Robson Street and Smithe Street from the lane west of Granville Street to  
 the lane east of Granville Street be closed to vehicular traffic for the same  
 period.

The Festival events will consist of approximately sixty-five ethnic song and  
 dance folk groups performing on two stages which will be located on Granville  
 Street north of Robson Street and north of Smithe Street. The folk performances  
 will be followed by street dancing throughout the day. In addition, there will  
 be a display by Vancouver artists and craftsmen and the sale of ethnic foods.

Transit service will be affected by the street closures; however, B.C. Hydro  
 have agreed to re-route their buses. There are no objections from a Traffic  
 Engineering standpoint and the Police Department will provide special attention  
 for the event.

The Granville Mall Committee has no objections to the proposal.

The area of the Mall to be used for the Festival has the curbs and transitway  
 completed on two and one-half blocks, except at the intersections. The City's  
 contractor, Jack Cewe Ltd., under an agreement with the I.B.E.W., resumed electrical  
 work on the Mall on June 17, 1974; however, pickets from the Oppenheimer Tenants  
 Association appeared on June 18 to protest the resumption of work. As a result the  
 I.B.E.W. workers walked off the job. When the contractor is able to resume work he  
 will try to complete as much of the Mall as possible for the event.

If the Folkfest is staged on the Mall the work outlined below must be under-  
 taken to make the area suitable for the event. The estimated cost of this work is  
 \$2,000 - \$3,500 depending on the work the Mall contractor is able to complete prior  
 July 1. The Folkfest '74 Committee have agreed to pay up to \$2,000 to cover the  
 cost of cleaning up the area; the remaining amount is available from the Granville  
 Mall Contingency fund, account number 0525/1260.

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Request for the Use of the Granville  
Mall and Street Closures in the  
Central District (continued)

1. Construct hoarding to protect the public from the Vancouver Centre construction area south of Georgia Street.
2. Fill various areas at intersections which have been prepared for concrete installation.
3. Remove construction materials.
4. Remove gravel and rubble.
5. Cover light-pole foundations to reduce the 'trip' hazard.
6. Fill areas around trolley pole foundations which are one foot below grade.

Should Council approve the applicant's request to:

- (a) stage a Folk Festival on Granville Mall from Georgia Street to Nelson Street on Monday, July 1, 1974 from 12:00 noon to 9:00 p.m.; and
- (b) close to vehicular traffic, Robson and Smithe Streets from the lane west of Granville Street to the lane east of Granville Street on Monday, July 1, 1974 from 12:00 noon to 9:00 p.m.;

such approval should be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City and its Contractors against all claims or damages arising directly or indirectly from the proposed Folk Festival. Such indemnity to be in the form of Insurance in which the City of Vancouver and Jack Cewe Limited, and its Associated Companies are named insured. Also the insurance policy must contain a cross-liability clause.
2. Access be provided for emergency vehicles.
3. Costs of temporary traffic controls be borne by the applicant.
4. Cost of any additional street cleaning over and above normal street cleaning be borne by the applicant.
5. Cost of providing any sanitary facilities be borne by the applicant.
6. Cost of any 'special' electrical installations that may be required be borne by the applicant.
7. Cost of making the Mall as suitable as possible for the event be borne by the applicant up to a maximum of \$2,000; any remaining costs to be charged to Granville Mall Contingency account number 0525/1260.
8. Any electrical fittings on the street be approved by the City Engineer.
9. Licences required by the Department of Permits and Licences be obtained prior to the Festival.
10. All food concessions be approved by the Medical Health Officer."

MOVED by Ald. Pendakur,

THAT the request of the Folk Fest '74 Committee be approved subject to the conditions as detailed in the foregoing report of the City Engineer;

FURTHER THAT the prevailing policy regarding the sale of food on City streets, be re-affirmed.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)C. Street Closure - Broadway from  
MacDonald Street to Waterloo Street

The City Engineer submitted the following report under date of June 21, 1974:

"Mr. N. Zapantis of the Hellenic Community of Vancouver, 4500 Arbutus Street requests that Broadway from Macdonald Street to Waterloo Street be closed to vehicular traffic on Sunday, June 30, 1974 from 5:00 p.m. to 12:00 midnight.

The purpose of the closure is to provide an area where street dancing and stage performances may be held. It is also proposed to set up outdoor cafes and to display handicrafts within the closed area.

Transit service will be affected by the street closure; however, B.C. Hydro have agreed to re-route their buses. There are no objections from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close to vehicular traffic Broadway from Macdonald Street to Waterloo Street on Sunday, June 30, 1974 from 5:00 p.m. to 12:00 midnight; such approval should be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims or damages arising directly or indirectly from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.
2. Access be provided for emergency vehicles.
3. Costs of temporary traffic controls be borne by the applicant.
4. Costs of any additional street cleaning over and above normal street cleaning be borne by the applicant.
5. Any electrical fittings on the street be approved by the City Engineer."

MOVED by Ald. Pendakur,

THAT the request of the Hellenic Community of Vancouver be approved subject to the conditions as detailed in the foregoing report of the City Engineer;

FURTHER THAT the prevailing policy regarding the sale of food on City streets, be re-affirmed.

- CARRIED UNANIMOUSLY

D. Temporary Closures of Alexander  
Street (Gastown)

The City Engineer submitted the following report under date of June 21, 1974:

"During the summer of 1973 The Gastown Merchants Association had permission to close Alexander Street to vehicular traffic every Sunday for a 'farmers market'. This particular event was one of a number that was permitted in the Gastown area.

We are advised by Mr. Al Bowen of the Gastown Merchants Association that they propose doing the same this year, commencing June 30, 1974. The proposal is to close Alexander Street to vehicular traffic, between Carrall and Columbia Streets. This closure would be effective from 9:00 a.m. to 8:00 p.m. each Sunday. Last year the period of time involved was from July 1st through September 30th. The applicants request that permission this year also be through to the end of September although they anticipate it will not be totally utilized. The reason for this is that they are negotiating for off-street space and should they finalize their arrangements during the summer, the farmers market would be moved to the off-street site.

Transit is not affected by this closure and there are no objections to the proposal from a Police or Traffic Engineering standpoint.

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Temporary Closures of Alexander  
Street (Gastown) (continued)

It is therefore RECOMMENDED that the Gastown Merchants Association be permitted to close to vehicular traffic, Alexander Street from Carrall Street to Columbia each Sunday during the time 9:00 a.m. to 8:00 p.m. and for the period June 30th to September 29th, 1974 for purposes of holding a Farmers Market. Such permission to be subject to the following conditions:

1. the applicants enter into an arrangement satisfactory to the Corporation Counsel indemnifying the City against any claims that may arise from holding the activity.
2. the cost of temporary traffic controls be borne by the applicant.
3. the cost of any street cleaning required over and above normal street cleaning be borne by the applicant.
4. that licences required by the Department of Permits and Licences be obtained prior to the closure.
5. any food concessions be approved by City Health Department.
6. that the Gastown Merchants Association be responsible for providing supervision to ensure that vehicular access, for those merchants requiring the same, is provided and maintained."

MOVED by Ald. Linnell,

THAT the foregoing recommendations of the City Engineer be approved;

FURTHER THAT the prevailing policy regarding the sale of food on City streets, be re-affirmed.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 5:50 p.m. to reconvene in open session in the Council Chamber at 7:30 p.m.

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The Council reconvened in the Council Chamber at approximately 7:30 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips  
Aldermen Bowers, Harcourt, Linnell, Marzari,  
Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Gibson  
Alderman Hardwick

DELEGATIONS AND UNFINISHED BUSINESS

Collingwood Towers Senior  
Citizens Project

City Council on June 11, 1974, agreed that a member of the Planning Department and a representative of the Collingwood United Church appear before this meeting of Council to discuss the delays encountered with the proposed senior citizens project on Harold Street near Joyce Road and Kingsway.

Mr. Jarvis representing the Collingwood United Church addressed the Council and filed a brief giving details and history of the project and asking if Council would assist the organization in permitting this development to proceed without delay.

cont'd....

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DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Collingwood Towers Senior  
Citizens Project (continued)

Mr. Ron Youngberg, Associate Director - Area Planning, explained the reasons for the delay in processing the development and the involvement of the Regional District Housing Division.

MOVED by Ald. Harcourt,

THAT this matter be referred to the Chairman of the Housing Committee for discussion with the Greater Vancouver Regional District's Director of Housing and representatives of the Collingwood United Church in an endeavour to bring this matter to a successful conclusion.

- CARRIED UNANIMOUSLY

Variety Club Telethon

Council on May 7, 1974, agreed to hear a delegation from the Variety Club Telethon requesting a grant of \$13,000 in connection with the Telethon held last February, 1974.

Mr. Barnett addressed the Council and requested the matter be tabled until a full Council is present.

Council agreed to leave this matter with the City Clerk to raise the question and arrange for the delegation at the appropriate time.

Damage to Property -  
1915 East Georgia Street

Council on June 11, 1974, agreed to hear a delegation from Mr. Vogel, Counsel for Mr. and Mrs. Sokugawa, concerning damage to their property at 1915 East Georgia Street.

Mr. Vogel addressed the Council, referred to his letter of May 27th, and asked Council to exercise discretion and pay the claim in respect of damage to Mr. and Mrs. Sokugawa's home.

Council noted a report from the Director of Legal Services dated June 19, 1974, containing a number of suggestions re payment.

MOVED by Ald. Volrich,

THAT the claim of Mr. and Mrs. Sokugawa in the amount of \$7,452.85 be approved without prejudice and without admission of liability;

FURTHER THAT the Provincial Government be again requested to compensate the City for the amount involved;

AND FURTHER THAT the Director of Legal Services be authorized to negotiate a settlement in the matter of costs.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. BOARD OF ADMINISTRATION  
GENERAL REPORT, June 21, 1974

Works & Utility Matters  
(June 21, 1974)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: High Water Mark at Yale Street and Windermere Street adjacent to C.P.R. Right-of-Way in Hastings Townsite
- Cl. 2: Easement through Finning Tractor Property
- Cl. 3: Reconstruction of Manholes and Sewerage System Modifications in Still Creek and Vivian Creek Drainage Areas

cont'd....

Regular Council, June 25, 1974 . . . . . 15

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Works & Utility Matters  
(June 21, 1974) (continued)

- Cl. 4: Tender No. 742 - Curbs and Pavements on Sundry Streets
- Cl. 5: Roadmarking Paint - Tender No. 55-74-1

The Council took action as follows:

MOVED by Ald. Pendakur,  
THAT the recommendations of the Board of Administration contained in Clauses 1 to 5 inclusive, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(June 21, 1974)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Strata Title Application - New Construction, 2330 Maple Street (Erwin Radke)
- Cl. 2: Strata Title Application - Non-Residential Conversion, 3456, 3458, 3468 and 3470 Dunbar

The Council took action as follows:

Strata Title Application - New  
Construction at 2330 Maple Street  
(clause 1)

MOVED by Ald. Pendakur,  
THAT the application of Erwin Radke Construction, under the Strata Titles Act re new Apartment Construction at 2330 Maple Street, be approved, subject to application of relevant By-laws.

- CARRIED UNANIMOUSLY

Strata Title Application - Non-  
Residential Conversion at 3456,  
3458, 3468 and 3470 Dunbar Street  
(Clause 2)

MOVED by Ald. Bowers,  
THAT the application of Boughton and Company under the Strata Titles Act re non-residential conversion of 3456, 3458, 3468 and 3470 Dunbar Street, be approved;

FURTHER THAT the resolution of Council dated June 26, 1973, be amended whereby the policy set out therein shall not apply to non-residential premises being converted for non-residential purposes.

- CARRIED UNANIMOUSLY

Finance Matters

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: City of Vancouver Debenture Borrowing for 1974-75
- Cl. 2: Additional Staff - Home Care Project
- Cl. 3: Rental of Stage Lighting Equipment Units to Theatre in the Park and Shakespeare in the Park

The Council took action as follows

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Finance Matters  
(June 21, 1974) (continued)

MOVED by Ald. Volrich,  
THAT the recommendations of the Board of Administration  
contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Rental of Stage Lighting Equipment  
Units to Theatre in the Park and  
Shakespeare in the Park (Clause 3)

MOVED by Ald. Volrich,  
THAT the recommendation of the Theatre Manager  
contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Personnel Matters  
(June 21, 1974)

The Council considered this report which contains three  
clauses identified as follows:

- Cl. 1: Meeting with Federal Department of Justice on  
'Breath Alcohol Tests' - Ottawa Attendance:  
E.J. Fennell, Health Department
- Cl. 2: Leave of Absence with Pay - Fireman Babcock
- Cl. 3: Student Summer Employment - SWEEP '74

The Council took action as follows:

MOVED by Ald. Pendakur,  
THAT the recommendations of the Board of Administration  
contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Student Summer Employment  
SWEEP '74 (Clause 3)

MOVED by Ald. Rankin,  
THAT this Clause be referred to the Standing Committee on  
Social Services to discuss the matter with Vancouver Municipal  
and Regional Employees' Union and the Canadian Union of Public  
Employees.

- CARRIED UNANIMOUSLY

It was suggested that Alderman Bowers, Chairman of the Finance  
Committee may wish to attend the Committee meeting when it considers  
the foregoing matter.

Property Matters  
(June 21, 1974)

The Council considered this report which contains three clauses  
identified as follows:

- Cl. 1: Acquisition for Senior Citizens' Housing Project  
Lot 10, Block 2, N.W. 1/4 Section 24, T.H.S.L., Known  
as 2912 Venables Street
- Cl. 2: Acquisition for Park Site #26 - Lot 92, Blocks 1 & 2,  
D.L. 311, 565 S.W. Marine Drive and Lot 93, Blocks 1  
& 2, D.L. 311, 575 S.W. Marine Drive
- Cl. 3: Lot 63, North of Right-of-Way, D.L. 258 and 329,  
Situated S/S of S.E. Marine Drive, East of Jellicoe

The Council took action as follows:

MOVED by Ald. Pendakur,  
THAT the recommendations of the Board of Administration  
contained in Clauses 1, 2 and 3, be approved.

- CARRIED UNANIMOUSLY

(Alderman Marzari voted against Clause 3)



Regular Council, June 25, 1974 . . . . . 17

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

F. DEPARTMENT GENERAL REPORT  
June 21, 1974

Works & Utility Matters  
(June 21, 1974)

Sewer Separation on Private Property

MOVED by Ald. Volrich,  
THAT the recommendations (i) and (ii) of the City Engineer and the Director of Permits and Licenses contained in this report be referred to the Standing Committee of Council on Finance and Administration for consideration.

- CARRIED

(Alderman Bowers voted against the motion)

MOVED by Ald. Bowers,  
THAT recommendation (iii) of the officials as contained in the report be approved.

- CARRIED UNANIMOUSLY

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At this point Mayor Phillips left the meeting and Alderman Linnell took the Chair.

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Social Services & Health Matters  
(June 21, 1974)

Steam Baths - By-Law Amendment

MOVED by Ald. Harcourt,  
THAT the recommendations of the Director of Permits & Licenses contained in this report with respect to Steam Baths - By-law Amendment be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(June 21, 1974)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Proposed Zoning By-law Amendments for both sides of Granville Street, between Drake and Cordova Streets
- Cl. 2: Development Permit Application No. 64577 - 1015 West 7th Avenue
- Cl. 3: 5392 Victoria Drive (N/E Corner Victoria Drive and 38th Avenue) - Development Permit Application No. 66506
- Cl. 4: Development Permit Application No. 65010 - 1081 West 8th Avenue
- Cl. 5: Request to Keep a Maximum of Six Horses on Site at 7025 Balaclava Street - Development Permit Application No. 61408

The Council took action as follows:

MOVED by Ald. Bowers,  
THAT the recommendations of the Director of Planning contained in Clauses 1, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, June 25, 1974 . . . . . 18

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Building & Planning Matters  
(June 21, 1974) Cont'd

Development Permit Application  
No. 64577 - 1015 West 7th Avenue  
(Clause 2)

Council was advised that the applicant is no longer interested in this project and therefore wishes his Development Permit Application to be cancelled.

MOVED by Ald. Bowers,

THAT this Clause be received for information and no further action be taken thereon.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters  
(June 21, 1974)

Closure of Robson St. Between Howe  
and Hornby Street

MOVED by Ald. Pendakur,

THAT the recommendation of the City Engineer contained in this report with respect to Closure of Robson Street Between Howe and Hornby Street, be approved.

- CARRIED UNANIMOUSLY

G. Report of Standing Committee  
on Waterfront, June 6, 1974

The Council considered this report of the Committee which contains two clauses identified as follows:

- Cl. 1: Development Permit Application No. 66462
- Cl. 2: Proposed Sign By-Law

The Council took action as follows:

MOVED by Ald. Massey,

THAT the recommendations of the Committee contained in Clause 1 be approved, and that Clause 2 be received for information.

- CARRIED UNANIMOUSLY

H. Part Report of Standing Committee  
on Social Services, June 6, 1974

The Council considered this report of the Committee which contains eight clauses identified as follows:

- Cl. 1: Mental Patients' Association - Permits for Halfway Houses
- Cl. 2: Rent Increase at Hampton Hotel, 124 Powell Street
- Cl. 3: First United Church - Grant Request
- Cl. 4: Youth Services Drop-in Centre, Granville Mall Area
- Cl. 5: Natural Gas Connections for Day Care Centres
- Cl. 6: Rent Increase - Cobalt Hotel, 917 Main Street
- Cl. 7: Lookout - Emergency Shelter and Services for Seniors
- Cl. 8: Hard to House Facility, 300 Block East Cordova Street

The Council took action as follows:

MOVED by Ald. Rankin,

THAT Clauses 1, 2, 6, and 7 contained in the report of the Committee be received for information.

- CARRIED UNANIMOUSLY

Cont'd.....

Regular Council, June 25, 1974 . . . . . 19

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Part Report of Standing Committee  
on Social Services, June 6, 1974 Cont'd

First United Church -  
Grant Request  
(Clause 3)

MOVED by Ald. Rankin,  
THAT Council approve a grant of \$150.00 towards the \$300.00  
cost of a bus trip and picnic for the 145 future residents of  
Oppenheimer Lodge.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

Balance of Report

MOVED by Ald. Rankin,  
THAT the recommendations of the Committee contained in Clauses  
4, 5, and 8 be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee  
on Civic Development,  
June 6, 1974

The Council considered this report which contains four clauses  
identified as follows:

- Cl. 1: Major Planning Reports Scheduled for 1974
- Cl. 2: TEAG - Downtown Planning Study
- Cl. 3: Vancouver Heritage Advisory Board -  
Retention of Historic Buildings
- Cl. 4: False Creek Zoning

The Council took action as follows:

MOVED by Ald. Bowers,  
THAT the recommendations of the Committee contained in Clauses 1  
3 and 4 be approved and that Clause 2 be received for information.

- CARRIED UNANIMOUSLY

J. Report of Standing Committee  
on Housing, June 11, 1974

The Council considered this report which contains three clauses  
identified as follows:

- Cl. 1: Renovation and Operation of the Central and  
Ferry Hotels
- Cl. 2: Letters on Downtown Eastside Residential Facility  
and Grandview-Woodlands Single Women's Housing
- Cl. 3: Balmoral Hotel

The Council took action as follows:

Renovation and Operation of the  
Central and Ferry Hotels  
(Clause 1)

MOVED by Ald. Harcourt,  
THAT the recommendations of the Committee contained in this  
Clause be approved.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

Cont'd....

Regular Council, June 25, 1974 . . . . . 20

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Report of Standing Committee  
on Housing, June 11, 1974 Cont'd

Balance of Report

MOVED by Ald. Harcourt,  
THAT Clause 2 and 3 contained in the Committee's report be  
received for information.

- CARRIED UNANIMOUSLY

K. Report of Standing Committee  
on Social Services, June 13, 1974

The Council considered this report which contains five clauses  
identified as follows:

- Cl. 1: Ray-Cam Recreation Centre - Activity Room
- Cl. 2: Lookout - Request for Funding
- Cl. 3: St. Michael's Day Care - 409 East Broadway
- Cl. 4: Day Care Operation at West End Community Centre
- Cl. 5: Shaughnessy Lodge, 1298 West 10th Avenue -  
Rent Increases

The Council took action as follows:

Ray-Cam Recreation Centre -  
Activity Room, (Clause 1)

MOVED by Ald. Bowers,  
THAT recommendations A and B of the Committee contained in this  
Clause be tabled until the discussions referred to in recommendation  
"C" have taken place.

- LOST

(Aldermen Harcourt, Linnell, Marzari, and Rankin  
voted against the motion.)

MOVED by Ald. Rankin,  
THAT recommendations A and B of the Committee contained in this  
Clause be approved.

- CARRIED

(Aldermen Bowers, Massey, and Volrich voted against the motion)

MOVED by Ald. Rankin,  
THAT recommendation C of the Committee contained in this  
Clause be received for information.

- CARRIED UNANIMOUSLY

Lookout - Request for Funding  
(Clause 2)

MOVED by Ald. Rankin,  
THAT the recommendation of the Committee contained in this  
Clause be approved.

- LOST

(Aldermen Bowers, Linnell, Massey, Pendakur and Volrich  
voted against the motion.)

Balance of Report

MOVED by Ald. Rankin,  
THAT Clauses 3, 4, and 5 contained in the Committee's report  
be received for information.

- CARRIED UNANIMOUSLY

Regular Council, June 25, 1974 . . . . . 21

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

L. Report of the Standing Committee  
on Housing, June 11, 1974

Housing Relocation Service

The Chairman requested, and obtained permission to delete Recommendation D of the Committee from this report.

MOVED by Ald. Harcourt,

THAT Recommendations A, B, C, and E of the Committee contained in this report be tabled and the matter of relocation, housing registry and computer time be referred to the Board of Administration for report.

- CARRIED UNANIMOUSLY

M. Report of Standing Committee on  
Community Development, June 13, 1974

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Knight Road Area Delegation
- Cl. 2: Thunderbird Neighbourhood Planning Project  
and City-Owned Land

The Council took action as follows:

Knight Road Area Delegation  
(Clause 1)

MOVED by Ald. Volrich,

THAT Recommendation (i) of the Committee contained in this Clause and the report of the Director of Finance dated June 17, 1974, on Elimination of Property Owners Share of Local Improvement Charges Related to Widening of Knight Street, be tabled for consideration at a future full Council meeting.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,

THAT Recommendations (ii), (iii), (iv), and (v) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Thunderbird Neighbourhood Planning  
Project and City-Owned Land  
(Clause 2)

MOVED by Ald. Volrich,

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

N. Report of Standing Committee  
on Social Services, June 13, 1974

Commercial Rental Agencies

MOVED by Ald. Rankin,

THAT consideration of this report be tabled until Council has before it for consideration, a further report of the Standing Committee on Social Services on this matter.

- CARRIED UNANIMOUSLY

Regular Council, June 25, 1974 . . . . .22

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

O. Part Report of Standing Committee  
on Social Services, June 20, 1974

Septic Tank for Day Care Centre at  
B.C. Hydro Sub-Station, 49th Avenue  
and Boundary Road

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in this Clause with respect to Septic Tank for Day Care Centre at B.C. Hydro Sub-Station, 49th Avenue and Boundary Road, be approved.

- CARRIED

(Alderman Linnell voted against the motion.)

P. Report of Standing Committee  
on Community Development, June 20, 1974

Neighborhood Improvement Program

During consideration of this report Council heard a delegation and brief from Mr. Larry Bantleman on behalf of the Downtown Eastside Residents urging Council to not approve the recommendations of the Committee contained in the above report. (Council also noted a letter from the Downtown Eastside Residents Association, dated June 21, 1974 with respect to this matter.)

MOVED by Ald. Marzari,

THAT a further recommendation (j) be added to the Committee's recommendations as follows and approved:

- (j) Council request the Federal Government to reconsider its criteria, re: stability of neighborhood for eligibility for N. I. P. Programs.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,

THAT Recommendations (a) to (i) of the Committee contained in this report be approved.

- CARRIED UNANIMOUSLY

Q. Report of Special Committee for  
1976 United Nations Conference,  
June 21, 1974

Council noted the following report dated June 21, 1974 from Alderman Massey, Chairman of the Special Committee for 1976 United Nations Conference:

"The Special Committee for 1976 United Nations Conference was formed to consider possible demonstration projects for the City of Vancouver that could be funded through the \$100 million fund of the Federal Government for Demonstration Projects. As well as myself as Chairman, the members of the Committee are:

Alderman Pendakur  
Commissioner Ryan  
Park Commissioner Cowie  
Mr. Maurice Egan, Director of Social Planning  
Mr. G. H. Lawson, City Engineer  
Mr. P. D. Leckie, Director of Finance  
Mr. R. J. Spaxman, Director of Planning

The Committee has met on a number of occasions to consider suggestions for City of Vancouver Demonstration Projects, both from City staff and outside organizations. The Committee will continue to consider suggested projects as they are presented to them.

Cont'd.....

Regular Council, June 25, 1974 . . . . . 23

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Report of Special Committee for  
1976 United Nations Conference,  
June 21, 1974 Cont'd.

Last week, the Canadian Urban Demonstration Programme application was received and circulated to Council. The Ministry of State for Urban Affairs will be considering applications as they are received and for this reason, the applications for the City of Vancouver demonstration projects should be submitted as soon as possible.

The projects fall into three categories:

Category 1 -- Recommended for Immediate Application

False Creek - Area 6 Package

The Committee recommends to Council that the False Creek - Area 6 proposal be endorsed as a Demonstration Project. The False Creek Development Team will prepare the application and submit it to the Committee for transmittal to Council for endorsement as soon as possible.

Aquatic Improvement - False Creek

The Committee was allocated \$15,000 for the hiring of consultants to work up proposals that the Committee felt had possibilities for Demonstration Projects. One such proposal was the clean-up of the water in False Creek through innovative methods which would produce significant results in a short period of time. The City Engineer is submitting concurrently, a report dated June 19th, 1974, which outlines in detail, the extent of the project.

Category 2 -- Recommended for Further Investigation and  
Report Back to the Special Committee re 1976 UN Conference

Non-capital Methods of Improving Transportation

This proposal would involve contacting employers in the Central Business District to obtain support in staggering work hours as well as determining innovative ways to set up an information system for car pooling. The Committee requested the Board of Administration to authorize \$3,000 of the \$15,000 for consultants, for the City Engineer to hire consultants to work up a firm proposal.

Multi-Cultural Centre

The Committee originally rejected the idea of the multi-cultural centre as a City of Vancouver Demonstration Project as the centre would commit the City to high on-going operating costs. It was felt that if the sponsors of the centre were willing to prepare the application, it would be referred back to the Committee for reconsideration.

Installation of Secondary Suites

This proposal would provide for more rental housing in the City almost immediately, by providing financial assistance for people who wish to install secondary suites of a high standard, in their homes. The Board of Administration will assist in working up a proposal for submission to the Committee and then Council.

Transit Proposals

No progress has been made on any of the City of Vancouver's proposals for transit as the City received no reply to the request to meet with the Minister with regard to transit. It is my understanding that the Bureau of Transit Services is considering various transportation proposals for submission but they have not informed us as to the nature of these proposals. It is hoped that this matter will be pursued when the Minister and Mr. Parker return from their European tour.

Cont'd.....

Regular Council, June 25, 1974 . . . . . 24

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Report of Special Committee for  
1976 United Nations Conference,  
June 21, 1974 Cont'd.

Multi-purpose Facility - Haro Park

The Committee felt that it would be more appropriate for the sponsors of the multi-purpose facility to submit the actual application to the Ministry of State for Urban Affairs. The sponsors were asked if they would be willing to prepare the application, in consultation with appropriate City staff, for submission to the Committee for endorsement and transmittal to Council for recommendation. The sponsors have indicated verbally that they are willing to prepare the application and this will be forwarded to Council for consideration after the Committee reviews it.

Category 3 -- Rejected

There have been numerous projects presented to the Committee which have been eliminated because they do not fit the criteria or are inappropriate for further action.

RECOMMENDATION:

The Special Committee re Vancouver Demonstration Project for 1976 United Nations Conference RECOMMENDS

THAT Council endorse the following projects for immediate submission to the Ministry of State for Urban Affairs as City of Vancouver demonstration projects:

- False Creek - Area 6 Package
- Aquatic Improvement - False Creek

FURTHER THAT the Committee report back to Council on the projects listed in Category 2."

MOVED by Ald. Massey,  
THAT the Committee's recommendations contained in the above report be approved.

- CARRIED

(Alderman Rankin voted against the motion)

Council also noted a report from the City Engineer dated June 19, 1974 detailing the proposed Demonstration Project - Aquatic Improvements-False Creek.

MOVED by Ald. Massey,  
THAT the report of the City Engineer be received for information.

- CARRIED

(Alderman Rankin voted against the motion)

R. Illegal Suites:  
Hardship Cases

The Special Committee concerning Illegal Suites - Hardship Cases, submitted the following report under date of June 21, 1974:

"The Committee of Officials has considered the following requests under the Policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

Cont'd.....



Regular Council, June 25, 1974 . . . . . 25

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Illegal Suites:  
Hardship Cases Cont'd.

- (a) The following applications recommended for approval by the Sub-Committee be approved:

Sylvia Makaroff (tenant), 4605 West 12th Avenue  
Elsa Jackson (owner), 2183 West 47th Avenue  
Despina Pantelidis (owner), 123 West 12th Avenue  
John Brotherton (tenant), #7 - 305 West 11th Avenue

- (b) the following applications be approved for one year from the date of this Resolution:

Peter Ng (tenant), 1354 East 18th Avenue  
Balwant Singh Bapla (owner), 969 East 59th Avenue  
Abdul Rahemtula (owner), 737 East 21st Avenue  
Catherine Hirst (tenant), 35 West 17th Avenue  
Brenda J. Colling (tenant), 3550 West 1st Avenue  
Gurcharn Rattan (tenant), 1005 East 54th Avenue

- (c) the following applications be approved for six months from the date of this Resolution:

Joseph & Linda Mason (tenants), 1303 East 26th Avenue  
Lachman S. Khangura (owner), 8050 Prince Edward Street  
Wan Ying Lew (owner), 1536 East Broadway  
James G. Darlington (tenant), 2532 East 16th Avenue

- (d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the Policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

- (e) the following applications be not approved:

Ian Robert Gillis (tenant), 173 S. W. Marine Drive  
Alex N. MacDonald (owner), 250 West 44th Avenue  
Thalman Lidder (owner), 332 East 38th Avenue  
Santokh Dhillon (owner), 4539 Beatrice Street  
Tarlochan Singh Ranu (owner), 783 West 62nd Avenue  
Harold Epp (owner), 1511 West 63rd Avenue "

MOVED by Ald. Bowers,

THAT recommendations (a), (b), (c), and (d) contained in the foregoing Special Committee report dated June 21, 1974 be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

THAT the applications detailed in recommendation (e) contained in the foregoing Special Committee report dated June 21, 1974 be approved for one year from the date of this resolution.

- CARRIED

(Alderman Volrich voted against the motion.)

Regular Council, June 25, 1974 . . . . . 26

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

S. Development Permit Application  
5508 Tyne Street

Council considered the following report from the Director of Planning and Supervisor of Property and Insurance:

" A Development Permit Application (#67209) has been received for a single family development on Lot 20, Block 1, District Lots 36 & 49. This property is within a potential housing site reported to City Council in June of 1973.

It is RECOMMENDED that the Supervisor of Property & Insurance be authorized to negotiate for the purchase of Lot 20, Block 1, District Lots 36 & 49."

MOVED by Ald. Pendakur,

THAT the recommendation of the Director of Planning and the Supervisor of Property & Insurance contained in the above report be approved.

- CARRIED UNANIMOUSLY

T. Report of Standing Committee  
on Civic Development,  
June 13, 1974

Johnston Terminals

MOVED by Ald. Massey,

THAT the recommendations of the Committee contained in this report be approved.

- CARRIED UNANIMOUSLY

U. Custom Gaskets Ltd. - Request  
for Temporary Parking Spaces

Council noted the following letter from Custom Gaskets Ltd., requesting a number of temporary parking spaces in the City:

" Custom Gaskets Ltd, as our name implies, has been manufacturing gaskets in Vancouver for ten years. We also represent Lunkenheimer Canada Ltd., a manufacturer of valves.

Lunkenheimer Canada Ltd. have a mobile training unit which demonstrates by Audio and Visual means the basic functions of the various types of valves.

This unit is a valuable source of information for Engineering and Mechanical people involved in the handling of valves.

The unit is available to our company for only three days in Vancouver. In order to make the best use of this time we are asking for your approval of the following parking spaces.

- (1) Wednesday, June 26th for Sandwell Engineers  
Time: 8:30 A.M. to 12:00 Noon  
Southwest corner 1600 block Alberni at Cardero,  
First two parking spaces on South side facing East.
- (2) Wednesday, June 26th for Chematic Engineers  
Time: 12:30 P.M. to 5:00 P.M.  
Two parking spaces on West 2nd Avenue,  
1700 block next to Burrard facing East.

Cont'd....

Regular Council, June 25, 1974 . . . . . 27

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Custom Gaskets Ltd. - Request  
for Temporary Parking Spaces, Cont'd

- (3) Thursday, June 27th for Wright Engineers  
Time: 9:00 A.M. to 12:00 Noon  
Two parking meters West side 400 block  
Thurlow: Meter numbers 65-04-07 and 65-04-05
- (4) Thursday, June 27th for H.A. Simon Engineers  
Time: 12:30 P.M. to 5:00 P.M.  
Two parking meters West side 400 block Carrall  
Street; Meter numbers 53-04-09 and 53-04-11.
- (5) Friday, June 28th, again at H.A. Simon Engineers  
Time: 9:00 A.M. to 12:00 Noon  
Same two meters, numbers 53-04-09 and 53-04-11.

The unit will return to our own parking lot each evening at 8431 Main Street.

The above information has been given to Mr. Murray Kidner of the City Traffic Engineering Department.

Custom Gaskets Ltd. will reimburse the City for any charges incurred in connection with the above requests.

Trusting this matter will meet with your approval, "

MOVED by Ald. Rankin,

THAT the temporary parking spaces requested by Custom Gaskets Ltd., and detailed above, be approved, subject to the requirements of the City Engineer.

- CARRIED UNANIMOUSLY

V. G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for July 3, 1974 is concerned.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Pendakur,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

SECONDED by Ald. Volrich,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

- 1. Confirmation of Acting-Mayor  
Tuesday, June 18, 1974

MOVED by Ald. Pendakur,

SECONDED by Ald. Volrich,

THAT Alderman Geoffrey Massey be confirmed as Acting-Mayor, on Tuesday, June 18, 1974.

- CARRIED UNANIMOUSLY

Regular Council, June 25, 1974 . . . . . 28

MOTIONS (Cont'd)

Demolitions: Odium Drive/Kitchener Street

Consideration was again given to the matter of Demolition of Houses: Odium Drive/Kitchener Street. A delegation of residents appeared and expressed their concern re demolition of this housing which they are renting and requested Council to take immediate action to assist them in this matter.

Council noted a letter on this matter from the Director of Legal Services, dated June 20, 1974 wherein he stated:

"At its meeting on June 11th the Council passed the following motion:

'THAT the Corporation Counsel and the Director of Planning report to Council in two weeks on interim measures for a temporary period, to prevent the demolition of residential properties in the area Clark Drive to the Industrial-zoned boundary East of Clark, Hastings to Broadway.'

Within the time specified in this motion it has not been possible for the Director of Planning and myself to get together on this subject. However, I have indicated in the past that an applicant for a demolition permit is entitled to receive the same where he complies with by-law requirements. I know of no existing legislation that would allow us to prohibit demolition "as an interim measure for a temporary period".

Mr. Freedman, representing Koffman Foods, advised Council of certain proposals made by his company to the tenants, to assist them in relocating. He expressed concern because of vandalism to the empty house at 1416 Kitchener Street.

Council advised the delegation that in view of the Director of Legal Service's comments, the City is unable to prevent demolition of these particular houses.

- - - - -

2. Demolition of Rental Units

On June 11, 1974, Alderman Rankin gave notice of the following motion seconded by Alderman Marzari:

MOVED by Ald. Rankin,

SECONDED by Ald. Marzari,

THAT WHEREAS a great number of demolitions of rental units are taking place to make way for new condominiums and other developments;

AND WHEREAS most of these units are tenanted by people on limited incomes;

AND WHEREAS the new accommodation that is being built in these areas is rented at prices well beyond the means of these citizens;

THEREFORE BE IT RESOLVED THAT this Council instruct the Director of Legal Services to prepare the necessary By-law allowing the City Council to have discretionary powers to prevent the demolition of housing which affords accommodation for low income tenants in appropriate areas of the City.

- LOST

(Aldermen Bowers, Linnell, Massey, Pendakur, and Volrich voted against the motion.)

Regular Council, June 25, 1974 . . . . .29

MOTIONS (Cont'd)

3. Closing, Stopping Up and Conveyance  
of Lane west of Bidwell Street, north  
of the Lane south of Comox Street

MOVED by Ald. Volrich,  
SECONDED by Ald. Rankin,

**THAT WHEREAS:**

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The lane at the rear of Lots "B", "C" and "D" of Lots 8 and 9, Block 60, District Lot 185, Plan 5223 is surplus to the City's highway requirements;
3. The owner of said Lots "B" "C" and "D" wishes to acquire this surplus lane for consolidation with his abutting lands;

THEREFORE BE IT RESOLVED THAT all the lane dedicated by the deposit of Plan 5223, be closed, stopped up and conveyed to the owner of abutting Lots "B", "C" and "D" of Lots 8 and 9, Block 60, District Lot 185, Plan 5223; and

BE IT FURTHER RESOLVED THAT the said closed lane be consolidated with the abutting land.

(closing lane west of Bidwell Street, north of the lane South of Comox Street).

- CARRIED UNANIMOUSLY

4. Closing, Stopping Up and Conveyance  
of Portion of Waverley Avenue, East  
of Vivian Street

MOVED by Ald. Volrich,  
SECONDED by Ald. Rankin,

**THAT WHEREAS:**

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. There is a 66 foot street abutting the north boundary of Lot 1, Block 12, North West Quarter District Lot 337, Plan 2535;
3. The South 46 feet of this street is surplus to the City's highway requirements;
4. The owner of the said Lot 1 has made application to acquire the surplus portions of road;

THEREFORE BE IT RESOLVED THAT all those portions of road dedicated by the deposit of Plan 2535 and Plan 3092 outlined yellow and red respectively lying to the north of Lot 1, Block 12, North West Quarter District Lot 337, Plan 2535. The same as shown included in plan prepared by A. Burhoe, B.C.L.S., dated February 18th, 1974, and marginally numbered LF 6895, a print of which is hereunto annexed, be closed, stopped up and conveyed to the owner of abutting said Lot 1; and

BE IT FURTHER RESOLVED THAT the said closed portions of lane be subdivided with the adjacent said Lot 1.

- CARRIED UNANIMOUSLY

Regular Council, June 25, 1974 . . . . .30

MOTIONS (Cont'd)

5. Closing, Stopping Up and Conveyance  
of Portion of Lane East of Granville  
Street, South from Georgia Street

MOVED by Ald. Volrich,  
SECONDED by Ald. Rankin,

**THAT WHEREAS:**

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The proposed development on the south side of Georgia Street, between Granville Street and Seymour Street makes the lane east of Granville Street at the rear of Lots 1 to 6, Block 53, District Lot 541, Plan 210, surplus to the City's highway requirements;
3. The Bank of Nova Scotia by resolution has consented to this portion of lane being closed, conveyed and consolidated with the abutting said Lots 1 to 6.

THEREFORE BE IT RESOLVED THAT all that portion of lane lying between a line joining the north easterly corner of Lot 1, Block 53, District Lot 541, Plan 210; and the north westerly corner of Lot 40, said Block 53, and a line joining the south easterly corner of Lot 6, said Block 53, and the south westerly corner of Lot 35, said Block 53. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated April 13, 1973, and marginally numbered LF 6471, a print of which is hereunto annexed; be closed, stopped up and conveyed to the owner of Lots 1 to 6, said Block 53; and

BE IT FURTHER RESOLVED THAT the lane so closed be consolidated with said Lots 1 to 6 to form one parcel.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted and recognized by the Chair:

Police Disputes - Compulsory Arbitration

MOVED by Ald. Volrich,  
THAT WHEREAS:

- (a) The Provincial Government has restored to the police force of the City of Vancouver the unrestricted right to strike;
- (b) A strike of the police force would bring the most serious consequences to the citizens of Vancouver and leave them open to damage and injury without protection;
- (c) It is decidedly against the public interest that the police should have the right to strike, and compulsory arbitration is the appropriate process for resolving any disputes between the police force and the Police Commission;
- (d) It is the City of Vancouver that has the responsibility of paying the cost of policing in our city, and its position on the matter of the right to strike should have the serious consideration of the Provincial Government;

THEREFORE BE IT RESOLVED THAT the City of Vancouver request the Provincial Government to amend present legislation so as to provide for compulsory arbitration in police disputes.

(Notice)

The Council adjourned at approximately 11:10 p.m.

The foregoing are Minutes of the Regular Council Meeting  
of June 25, 1974, adopted on July 9, 1974.

*A. Phillips*  
MAYOR

*L. N. Little*  
CITY CLERK

SPECIAL COUNCIL MEETING

A Special meeting of Council was held on Monday, June 17, 1974, at approximately 10:00 a.m., in the No. 1 Committee Room with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips  
Aldermen Gibson, Linnell, Massey, Pendakur  
and Volrich

ABSENT: Alderman Bowers  
Alderman Harcourt  
Alderman Hardwick (Civic Business)  
Alderman Marzari  
Alderman Rankin

CLERK TO THE COUNCIL: Mrs. M. Kinsella

UNFINISHED BUSINESS

1. Strata Title Application - New Construction  
1484 Charles Street, Vancouver, B. C.  
Landmark Projects Corporation Ltd.

Council considered the report from the Board of Administration dated June 7, 1974, with respect to a Strata Title Application - new construction at 1484 Charles Street, having deferred consideration of the application on June 11, 1974.

The report indicates that the Director of Finance, Director of Planning and the City Building Inspector have reviewed the prospectus for this application with respect to the financing evaluation, shared facilities and common areas and quality of construction respectively.

MOVED by Ald. Volrich,  
SECONDED by Ald. Gibson,

THAT the application of Landmark Projects Corporation Ltd., under the Strata Titles Act re new Apartment Construction at 1484 Charles Street, be approved, subject to application of relevant By-laws.

- CARRIED UNANIMOUSLY

2. Consultants: Taxi Rates

The Board of Administration under date of June 14, 1974, submitted the following report:

"On May 14, 1974, Council approved the following recommendation of the Board of Administration:

'THAT Council authorize the Board of Administration to contact two or three of the major consulting firms with a view to receiving proposals and prices for the above-mentioned study, for report back to Council and provision of funds.'

Since Council will not meet again until June 25, and since proposals are currently being received, your Board RECOMMENDS that Council authorize the Board of Administration to appoint a Consultant; the necessary funds to be provided from Contingency Reserve.

A further report will be provided for the information of Council if a Consultant is appointed prior to June 25."

MOVED by Ald. Pendakur,  
SECONDED by Ald. Gibson,

THAT the recommendations of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10:05 a.m.

\* \* \* \* \*



REPORT TO COUNCILOFFICIAL TRAFFIC COMMISSION

June 5, 1974

A meeting of the Official Traffic Commission was held in the No. 1 Committee Room, Third Floor, City Hall, on Wednesday, June 5, 1974 at approximately 7:30 p.m.

PRESENT: Alderman Marzari (Chairman)  
Mr. K. Dobell, Assistant City Engineer,  
Traffic and Transportation  
Mr. R. G. Jackson for Director of  
Legal Services  
Supt. D. W. McRae, Vancouver City Police

ALSO PRESENT: Mr. W. Reese, Vancouver Safety Council  
Mr. R. M. McLachlan, Vancouver School  
Board  
Mrs. E. Robinson, Vancouver Parent-Teacher  
Council

ABSENT: Alderman Pendakur (on City Business)  
Commissioner Ryan (on City Business)  
Mrs. H. Boyce

CLERK: D. Bennett

Adoption of Minutes

The minutes of the meeting held April 10, 1974 were adopted.

RECOMMENDATIONS1. Pedestrian Crossing Study

In a report dated May 29, 1974 (copy of which is attached) the City Engineer reported on the pedestrian crossing study which was carried out by his Department to revise the current warrant for the installation of pedestrian signals. He advised the Engineering Department is recommending a warrant based primarily on the number of pedestrians who will have to wait more than a minute for a reasonable crossing opportunity. The report dealt with the subject matter under the following headings:

- (a) Background
- (b) Community Concerns
- (c) Nature of the Warrant
- (d) Results of the Review Program
- (e) Cost of the Program,

and concluded with the following recommendations of the City Engineer:

- "(a) that the evaluation process described in this report for evaluation of pedestrian crossing signalization be endorsed;
- (b) that the installation of pedestrian signals at the following locations be authorized:
  - 1. Main Street and 28th Avenue
  - 2. Cambie Street and 18th Avenue

Cont'd . . .

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June 5, 1974

Clause #1 continued:

3. 41st Avenue and Ontario Street
4. Victoria Drive and Waverley Avenue
5. Oak Street and 37th Avenue
6. 41st Avenue and Selkirk Street
7. Hastings Street and Templeton Drive
8. 4th Avenue and Trafalgar Street
9. Kingsway and Gladstone Street
10. Nanaimo Street and Charles Street
11. 41st Avenue and Willow Street
12. 4th Avenue and Arbutus Street
13. Broadway West and Manitoba Street
14. 6th Avenue and Commercial Drive
15. Broadway East and Prince Edward Street

- (c) that the expenditure of \$97,500 from the Traffic Control Reserve for these signals be authorized;
- (d) that 100% of the net parking meter revenue be allocated to the Traffic Control Reserve Fund in 1974."

Mr. K. Dobell, Assistant City Engineer, Traffic and Transportation, reviewed the report for the information of the members of the Commission and brought to the attention of the Commission three errors which had appeared in Figure 3 under Crossing Difficulty Index. He stated that because of the high crossing difficulty rate at 10th and Sasamat he would recommend that this intersection also be signalized in addition to the fifteen recommended in the City Engineer's recommendations. He further stated that if 100% of the net parking meter revenue is allocated to the Traffic Control Reserve Fund in 1974 there would be sufficient monies to take care of the installation of the pedestrian crossing signals at the sixteen locations. He noted that 4th and Yew also had a high crossing difficulty rate but as there was a signal one block away he did not recommend signalizing this intersection at this time.

Several members in the audience commented on the need for these pedestrian crossing signals in their particular locale.

After considerable discussion it was

RECOMMENDED

THAT the recommendations contained in the City Engineer's report dated May 29, 1974 and quoted above be approved.

FURTHER THAT a pedestrian crossing signal be placed at the intersection of 10th and Sasamat, at a cost of about \$6500 which would come from the Traffic Control Reserve Fund in 1974.

2. Taxi Use of Downtown Streets

The Commission had before it for consideration a report of the City Engineer dated June 4, 1974 (copy of which is attached). The City Engineer advised that on April 23, 1974 City Council instructed the City Engineer to report to the Official Traffic Commission on existing taxi stands and proposed sidewalk bays for taxis in the central business district. Further on May 13, 1974 the City Engineer was asked to report on a request for special traffic regulations for taxis raised in a letter from Mr. W. R. M. Stevens of Black Top and Blue Cabs (1960) Ltd.

Streets in the central business district provide thirty taxi stands; an additional five stands have been authorized but are temporarily displaced by construction work. The thirty existing stands are tabulated in Attachment I, showing location, number of taxi spaces and times available. Thirteen locations for taxi bays proposed by Mr. B. Smith and Mr. T. Scarr are tabulated in Attachment II. Attachment III shows both the existing and the proposed locations on a downtown street map. In-

Cont'd . . .

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June 5, 1974

Clause #2 continued:

dividual consideration of the thirteen proposed bays is detailed in Attachment IV.

The City Engineer recommended against the construction of bays for taxis.

The City Engineer advised that Mr. W. R. M. Stevens suggested the following changes aimed at increasing speeds and eliminating traffic restriction for taxi operators:

" 1 - Unrestricted left turn permission for taxis

Exemption of taxi drivers from turning regulations would imply permission being granted to other drivers, particularly professional or commercial drivers. More complex signing would be required everywhere. The vehicles turning would have a disproportionate effect on traffic flows.

II - Removal of on-street parking

It is City policy to provide on-street parking privileges until vehicle volumes reach a level where the additional lane is required to cope with the traffic flow. Removal of this parking would significantly affect not only the viability of some downtown businesses, but also reduce the level of service accorded to the vast majority of drivers. Furthermore, parking and stopping is currently prohibited on the majority of streets in the C.B.D. during peak periods.

III - Taxi use of exclusive bus lanes

As we have noted in previous reports, taxi use, or any non-transit use, of the bus lanes will result in a proliferation of offenders. At a time when the efficient operation of the public transit system is of paramount concern, such conflicts are unacceptable.

IV - Various intersection turning problems

(a) Burrard and Hastings

The current intersection volumes and individual vehicle movements indicate the full time "NO LEFT TURN" prohibition (SB - EB) is the appropriate control to promote the best overall vehicular flow through this intersection.

(b) Howe and Georgia

The right turn prohibition from Howe Street was initiated as part of the bus lane strategy, which prohibited right turns at locations where a reasonable alternative route was available.

(c) Left turn phase at Beatty-Pender-Abbott

The present signal control sequence at these two intersections was introduced at the time of the opening of the Georgia Street Viaduct and the initiation of the two-way on Pender Street. This arrangement best suited traffic flows and patterns at that time and favoured the E/B flow. These signal timings will be reviewed to determine if a change is warranted.

(d) Drake and Granville

The left turn prohibition at this location was introduced in 1971 to correct an adverse accident condition at this bridgehead location. The construction of Granville Mall will likely reduce the traffic density at this intersection. When the Mall is completed and traffic patterns have stabilized, the prohibition will be reviewed."

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June 5, 1974

Clause #2 continued:

The City Engineer recommended that the suggestions put forward by Mr. W. R. M. Stevens not be accepted but Items IV (c) and IV (d) be referred to the Engineering Department for further review.

Mr. Bill Link of the Amalgamated Transit Union, Mr. T. Scarr, President and General Manager of Yellow Cabs, Mr. Bill Smith, Manager, Black Top and Blue Cabs (1960) Ltd. and Mr. W. R. M. Stevens appeared before the Commission and discussed the report with the members. Of particular concern was the turning restrictions at Georgia and Howe Streets and the fact that the taxis could not easily service the Georgia Hotel due to these turning restrictions. The taxi drivers have to drive many blocks to reach this hotel.

The Chairman requested that Messrs. Scarr, Smith and Link be present at the Council meeting on June 25, 1974 when these Minutes are under discussion in order that the problem at Georgia and Howe Streets can be considered by the full Council (These representatives of the Taxi Industry and the Amalgamated Transit Union will be present during discussion of this item by Council).

After much deliberation it was

RECOMMENDED

THAT the recommendation of the City Engineer against the construction of bays for taxis as contained in his report of June 4, 1974 be approved.

FURTHER THAT the recommendations on suggestions put forward by Mr. W. R. M. Stevens not be accepted but Items IV (c) and IV (d) quoted above be referred to the Engineering Department for further review be approved.

3. P.N.E. Traffic and Parking

At the last meeting of the Commission Strategy 2 reading as follows was approved:

- "1) The residents in the area within four blocks west of the P.N.E. be surveyed to determine their views on the on-street traffic and parking situation.
- 2) \$400 be appropriated to carry out this survey.
- 3) The survey findings be reported back to the Official Traffic Commission.
- 4) The existing 100% Resident Parking Only zones on the west side of the P.N.E. not be extended at this time."

A survey was conducted of all residents between the P.N.E. grounds and Kamloops Street in the area north of Hastings Street. The survey results were segmented into four zones:

Zone 1 being residents within one block of the P.N.E.;  
Zone 4 residents 4 blocks from the P.N.E.;  
Zones 2 and 3 intermediate blocks.

The City Engineer submitted the following report dated May 29, 1974:

"Response

As shown in the following table, the residents nearest the PNE expressed the greatest degree of concern. Furthermore, the high level of response indicates that the residents are aware of the traffic and parking problems.

<u>Area</u>	<u>Response</u>
Zone 1	54%
Zone 2	52%
Zone 3	23%
Zone 4	25%

Cont'd . . .

Clause #3 continued:Moving Traffic

The following table summarizes the results of the survey with regard to limiting moving traffic by dead ending streets at Renfrew.

<u>Area</u>	<u>% of Responses</u>	
	<u>Leave As Is or No Comment</u>	<u>Dead End Favoured</u>
Zone 1	63.5%	36.5%
Zone 2	46.6%	53.4%
Zone 3	48.0%	52.0%
Zone 4	50.0%	50.0%
Total	52.6%	47.4%

From the foregoing results, it appears that the people who are most in favour of dead-end streets are those whose regular use of the street will be least affected. The majority of residents, particularly in the block affected, are against cul-de-sacs. Consequently, it can be concluded that the majority of people are not particularly concerned about moving traffic. The written responses from some residents indicated that they are more concerned about the delay in clearing traffic from the area after a major PNE event in order to reduce the duration of their inconvenience.

Parking

The following table summarizes the results of the survey with regard to parking:

<u>Area</u>	<u>Leave As Is or No Comment</u>	<u>No Restrictions</u>	<u>Decal System</u>	<u>Visitor Decal Proportion</u>
Zone 1	44.2%	9.3%	46.5%	40.0%
Zone 2	34.7%	8.7%	55.6%	45.2%
Zone 3	35.3%	12.7%	52.0%	35.0%
Zone 4	51.5%	4.7%	43.8%	32.0%
Total	40.6%	9.1%	50.3%	40.0%

From the foregoing, it can be seen that the proportion in favour of a decal system varied from 44% to 56%, the variation being independent of distance from the PNE. The balance of the respondents were principally in favour of the current restrictions, with a reasonable proportion favouring no restrictions whatsoever. Inasmuch as only 37% of the residents responded to the questionnaire, it is reasonable to assume that a significant proportion of the silent 63% are content with present restrictions. Furthermore, 40% of those who prefer a decal system stipulated that they would require decals for their visitors. The working group of representatives from the Law, Police and Engineering Departments and the Prosecutor's office believe that this is not feasible. Consequently it is not possible to confirm that a majority of the residents would favour the proposed decal system, which does not include visitor decals.

Comment

The principal comments from the residents in the peripheral area have related to the legibility of the questionnaire and the restriction of the survey to the area west of the PNE. Every effort was made to make the questionnaire as simple and straight-forward as possible, and there seems to be little evidence that a significant proportion of the people were unable to understand the questions. The 54% response from the people in Zone 1 indicates that this was not a serious problem. The lower response (23%) from more distant residents gives a clear indication of lack of interest, rather than lack of understanding. While the questionnaire survey was experimental, only designed to deal with problems relating to events which occur on the west side of the PNE, any expansion of the survey area would be dependent upon the attitudes of the residents in this, the most seriously affected peripheral area."

and concluded with the following recommendation:

" Recommendation

Since both the cul-de-sac and decal system proposals represent significant departures from past practice, and limit the traffic flexibility of residents, we believe a solid majority in favour of these proposals is

Cont'd . . .

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June 5, 1974

Clause #3 continued:

required. Accordingly, the City Engineer RECOMMENDS that, based upon the results of a survey of the residents on the west side of the PNE, the present parking restrictions be retained, no changes be made in the street system, and the practice of barricading streets during events be discontinued."

Mr. and Mrs. Alfeld and Mrs. Gillian Campbell appeared on behalf of the residents adjacent to the P.N.E. and spoke in opposition to the City Engineer's report. They questioned the clarity of the questionnaire for the survey (copy of which is attached) and were of the opinion that the results indicated that the decal system and cul-de-sacs should be initiated. The Chairman also expressed the opinion that she did not concur with the City Engineer's recommendation quoted above.

After much discussion your Commission

RECOMMENDS

THAT based upon the results of the survey of the residents on the west side of the P.N.E., the present parking restrictions be retained, no changes be made in the street system, and the practice of barricading streets during events be discontinued.

4. Crosswalk - 58th Avenue and Argyle

At a meeting on December 13, 1973 the Official Traffic Commission dealt with the matter of pedestrian safety at 58th Avenue and Argyle Street. At that meeting the Commission recommended the installation of illuminated crosswalk signs with flashers. This was completed on February 8, 1974. The Commission also discussed the effect of the new bridge opening on traffic on Argyle Street and requested the City Engineer to report back after the bridge was opened.

The City Engineer in a report dated April 26, 1974 advised that observations and traffic counts taken since the bridge opened show an increase in traffic volumes on 57th Avenue and on Argyle north of 57th Avenue. However, on Argyle Street south of 57th Avenue the overall traffic volumes are down slightly which makes pedestrian crossings at 58th Avenue less of a problem than they were last fall. From this information, it has been concluded that no change should be instituted in the present traffic control devices.

It was

RECOMMENDED

THAT the report of the City Engineer dated April 26, 1974 be received.

5. Traffic Controls: Blenheim and 16th Avenue

The City Engineer submitted a report dated May 24, 1974 which was in response to a petition from residents of the area who feel further traffic controls are required at this intersection. This petition was prompted by the pedestrian fatality which occurred on January 30, 1974.

The City Engineer in a report dated May 24, 1974 advised that the principle concern of the petitioners is the speed of eastbound vehicles on 16th Avenue. The Traffic Superintendent, after checks had been taken, reported that the speeds are comparable to operating speeds on other through streets in the suburbs and this intersection is included in the annual review of non-signalized major intersections. The 1973 data shows conditions at Blenheim Street and 16th Avenue to be well below the minimum warrant for a traffic control signal. A review of the accident history for the past five years shows the recent fatality to be the only reported pedestrian accident at this intersection. The light pedestrian accident history is contributed to the relatively light traffic volumes, good sight distances and visibility at the

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June 5, 1974

Clause #5 continued:

intersection and good crossing opportunities brought about by the centre median. With the wide centre median, pedestrians need only be concerned with one direction of traffic at a time when crossing 16th Avenue.

The City Engineer stated that they do feel however, that this centre median on 16th Avenue and the resultant wide intersection is a contributing factor in the motor vehicle accident patterns. In view of this accident history, arrangements are being made under the City Engineer's authority, to install north/south stop signs on the centre median.

Mr. K. Dobell reviewed the report of the City Engineer which was submitted for information.

After due consideration it was

RECOMMENDED

THAT the report of the City Engineer dated May 24, 1974 be received

6. Tisdall Street/45th Avenue - Oakridge Traffic

The City Engineer submitted a report on the subject matter dated May 24, 1974, however, the Clerk brought to the Commission's attention a communication received from Woodward's Stores (Vancouver) Ltd. dated June 3, 1974 wherein it was requested that as they had not had sufficient time to study the proposed changes at the Oakridge shopping centre entrances and exits they requested that this matter be postponed to a later date.

RECOMMENDED

THAT the report of the City Engineer dated May 24, 1974 dealing with Tisdall Street/45th Avenue - Oakridge Traffic be tabled to the next meeting of the Commission.

7. Driver Pedestrian Safety Program

Mrs. Marlene F. Hier of U.B.C. submitted for the information of the Commission the following report entitled "An Evaluation of the Effectiveness of Traffic Safety Programs":

"The major objective of traffic safety programs, conducted and financed by all levels of government and private organizations, is assumed to be the reduction in the numbers of and severity of traffic accidents. Although substantial resources have been expended on remedial action traffic safety continues to be a major problem, especially in urban areas.

Previous studies in traffic safety have attempted to assess the costs, benefits and effectiveness of isolated road safety measures. However, these studies have been deficient in that they neither controlled for the many factors associated with accidents nor accounted for the possibility of interaction effects among the various accident countermeasures. Furthermore, no evaluations have been made of the over-all effectiveness of the many programs and actions directed at all three components of the road transport system, the driver, the vehicle, and the pedestrian. The 1971 report, "Road Safety Campaigns: Design and Evaluation", prepared by an OECD Road Research Group, listed as one of its major priority recommendations for future research:

...the comparative efficiency of publicity campaigns conducted in...combination with other actions on the level of engineering changes and/or law enforcement.

Cont'd . . .

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June 5, 1974

Clause #7 continued:

Therefore, the objectives of this research are to:

- Determine the magnitude of the traffic accident problem in the City of Vancouver, the trends in incidence and prevalence over a four year period (1970-1973).
- Identify those contributory variables whose presence and interaction result in traffic accidents.
- Assess the effectiveness of specific countermeasures and other modifications of the system; the relative contribution of each and the over-all interaction in terms of effect on the traffic accident picture.
- Provide a statistical model which will aid decision-makers in planning rationally and in determining the best allocation of resources in the reduction of traffic accidents.
- Point out information that, while relevant to accident analysis, is not presently collected by various data-gathering agencies.
- Define problems on which further research is needed.

The research methodology utilized in this study will be that of multivariate statistical analysis. This type of analysis allows simultaneous study of the effects of a wide range of factors and their interaction on the incidence of accidents. The technique aims to indicate the extent of the contribution of each factor to the accident situation by providing a mathematical equation representing the number of accidents as some function of the factors considered. The parameters of the equation indicate whether a given factor or a specific group of factors contribute a large or small amount to the total accidents.

The countermeasures to be assessed which are of particular relevance to the City of Vancouver can be broadly categorized under the following headings:

- Physical characteristics of the traffic network
  - various forms of traffic control devices
  - intensity and type of artificial lighting
- Law enforcement activities
  - levels of enforcement (deployment of manpower)
  - strictness of enforcement
  - road safety educational programs in the schools
  - school patrols
- Driver training and retraining programs
- Public safety campaigns such as mass media campaigns

The above countermeasures, together with those instituted by senior levels of government, will be assessed to determine their relative contributions to road safety and their interactive effects."

She stated that through the co-operation of the Engineering Department, the Police Department and Mr. Reese of the Vancouver Safety Council, she was obtaining data which will be analysed and she hopes to be able to submit some ideas on driver pedestrian safety program to the Commission in about three months time.

RECOMMENDED

THAT the above report presented by Mrs. Hier be received.

The meeting adjourned at approximately 9:50 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 654



A-1

Board of Administration Report, June 21, 1974 . . . . . (WORKS - 1)

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. High Water Mark at Yale Street and Windermere Street Adjacent to  
 C.P.R. Right-of-Way in Hastings Townsite

The City Engineer reports as follows:

"The original titles to the properties along Burrard Inlet are based on Plan 100 in the Land Registry Office. This plan is a composite plan rather than a subdivision plan. The Canadian Pacific Railway own a right-of-way along the edge of Burrard Inlet in the vicinity of Windermere Street end and the right-of-way plan shows the location of High Water Mark in a different location to that shown on Plan 100 at Yale Street and Windermere Street. High Water Mark as shown on Plan 100 would make part of both Yale Street and Windermere Street part of the bed of Burrard Inlet rather than road allowance.

The C.P.R. wish to transfer Lots 1, 42 and 43 Hastings Townsite to their real estate branch - Marathon Realty. At present the titles are Absolute Titles and before the lots can be conveyed they must have an Indefeasible Title. Before the Registrar of Titles will convey land he assures himself that he can issue a good, safe, marketable title. He cannot do this with these 3 lots at the present time as there is conflict as to the lot boundaries because of the variation of the location of High Water Mark according to the subdivision and right-of-way plans on file in his office.

At this time the land has been filled beyond old High Water Mark and it is impossible to define this old boundary. The only practical solution is for an agreed boundary between the interested parties - the Canadian Pacific Railway, the National Harbours Board and the City of Vancouver.

A plan has been prepared by Mr. A.T. Holmes, B.C.L.S. sworn to on the 6th day of November, 1973, showing his determination of old High Water Mark which could be agreed upon by all three parties.

The High Water Mark shown on this plan adjacent to Lots 1, 42 and 43 Hastings Townsite does not injuriously affect the City and the City could agree to and accept the boundaries for High Water Mark adjacent to the said Lots 1, 42 and 43. When all three parties above sign the plan it will be filed in the the Land Registry Office.

Therefore, I RECOMMEND that the City of Vancouver agrees to and accepts the location of High Water Mark insofar as it affects Lots 1, 42 and 43, Hastings Townsite, as shown on the said plan of survey attested to by Mr. A.T. Holmes, B.C.L.S., and that the Mayor and City Clerk be empowered to sign this plan on behalf of the City."

Your Board RECOMMENDS that the foregoing be approved.

2. Easement Through Finning Tractor Property

The City Engineer reports as follows:

"In order to install a major sewage force main through Finning Tractor's main site on Great Northern Way (Lot D of D.L.'s 200A, 264A and 2037, Plan 13525), it is necessary to modify the agreement for the existing easement (Land Registry //368196-M).

The City Engineer RECOMMENDS that the Director of Legal Services be authorized to draw up a suitable easement agreement and that the Mayor and City Clerk be authorized to execute said agreement."

Your Board RECOMMENDS that the foregoing be approved.

3. Reconstruction of Manholes and Sewerage System Modifications in  
 Still Creek and Vivian Creek Drainage Areas

The City Engineer reports as follows:

"The 1973 Sewers Capital Budget included a provisional sum of \$100,000 for reconstruction of manholes in the Still Creek drainage area.

Cont'd . . .

Board of Administration Report, June 21, 1974 . . . . . (WORKS - 2)

Clause 3 Cont'd

In accordance with common practice of the times, manholes in this area were constructed as 'common' manholes, ie. although there are separate storm drainage and sanitary sewage collection systems, both storm drains and sanitary sewers flow through the same manhole. Under heavy storm flow conditions an interchange of flow can take place between the two pipes in these common manholes, thus causing pollution of the storm drainage with sanitary sewage. This necessitates the reconstruction program. In addition to the manhole reconstruction work, it may also be necessary to make minor modifications to the sewer system at various points in order to correct deficiencies permitting the entry of sanitary sewage into the storm sewer system.

Recent surveys carried out by the Engineering Department indicate that similar work should also be carried out in the Vivian Creek drainage area.

In order for these works to be carried out, it will be necessary to hire an Engineering Assistant IV on a temporary basis to do in-field design and supervision because of the unusual nature of the work. It will also be necessary to rent a vehicle for his use.

The estimated cost of the project is \$150,000.

I RECOMMEND that:

- (a) An additional \$50,000 be allocated to Sewers Capital Account 111/5802, 'Still Creek Manholes'. These funds may be appropriated as follows: \$31,985 from Sewers Capital Account 118/7906, 'Miscellaneous-Unallocated' and \$18,015 from Sewers Capital Account 118/7904, 'Reconstruction and Relief - Unallocated'.

and

- (b) authority be granted for the Engineering Department to hire a temporary Engineering Assistant IV and rent a vehicle for his use for the duration of this project, with all costs being distributed to this project.

Your Board RECOMMENDS that the foregoing be approved.

4. Tender No. 742 - Curbs and Pavements on Sundry Streets

The City Engineer reports as follows:

"Tenders for curbs and pavements on sundry streets in the City of Vancouver were opened on May 27, 1974 and referred to the City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order. Tabulations of Tender No.742, the average unit prices for major items of work included in this tender, and a graph showing the Street Contracts Cost Index have been circulated to Council.

Projects included in this tender were approved by Council at a Court of Revision held on May 2, 1974.

The City Engineer RECOMMENDS that:

- (a) A contract be awarded to the low tenderer as follows:-

Columbia Bitulithic

P.O. Box 34225, Postal Station 'D'  
Vancouver, B.C. V6J 4N7

Project 'A' - Construction of P.C. Concrete Curbs - \$539,055.00  
and Gutters, A.C. Street Pavements  
and A.C. Street Surfacing.

- (b) A contract satisfactory to the Corporation Counsel be entered into.
- (c) The bid bonds of the unsuccessful tenderers be returned."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be approved.

5. Roadmarking Paint - Tender No. 55-74-1

The City Engineer and Purchasing Agent report as follows:

"Tenders for the supply of road-marking paint were opened on May 13, 1974, and referred to the Purchasing Agent and City Engineer for report.

This tender is within the category that can be approved by the Board of Administration, but is being referred to Council because a substantial price increase over previous years has resulted in insufficient funds being budgeted for the purchase of the 1974-1975 supply of road-marking paint. However, a report recommending acceptance of low bid was submitted to the Board of Administration on May 31, 1974, due to the following circumstances:

- A. The low bid supplier would guarantee his bid prices only until June 5, after which date there would be a 7% price increase.
- B. There was no Council meeting on June 4, and insufficient time to process the tender for submission to the May 28 Council meeting.

Extension of the supplier's deadline to June 12, to enable a report to Council, would have increased the City's cost by \$4,547 due to the 7% price increase.

A copy of the report approved by the Board of Administration is attached for Council's information.

This report is intended to provide background information on the tender, and detail the need for additional funds.

The following supply options were called for to allow the bidders some flexibility and consequently provide a lower cost to the City:

- a) Paint manufactured and delivered as and when required over a twelve-month period.
- b) One year supply of paint, manufactured and delivered at one time, and stored by the City.
- c) One year supply of paint, manufactured in one run, stored by the supplier and delivered as required.

The low bid was submitted by General Paint Co. Ltd. for option (b) for \$64,959.50 plus 5% tax. This is low bid by \$11,378.00; however, since it is an alternate method of supply, acceptance of this bid requires expenditures for storage, handling and agitation that have not been necessary in previous years. These additional expenditures are estimated as follows:

(i) Initial non-recurring equipment expense	
Purchase and installation of an agitator for remixing the paint prior to use	<u>\$1,500</u>
(ii) Annual expense	
Security for storage area at Cambie Yard	\$ 500
Agitation and handling costs	<u>\$3,000</u>
TOTAL ANNUAL COST	<u>\$3,500</u>

Addition of the annual cost and depreciation of the agitator to low bid still results in an annual saving of \$7,600 over the next bid.

The cost/gallon for road-marking paint has been in the \$2.50 to \$3.00 range since 1966. However, the 1974 price has increased 103% over the 1973 price (\$6.44/gallon versus \$3.17/gallon). The Provincial Department of Highways has also experienced a similar price increase, so it appears that all purchasers are faced with substantially increased costs, which are primarily related to shortages of raw materials.

Board of Administration Report, June 21, 1974 . . . . . (WORKS - 4)

Clause 5 Cont'd

In the past, the City has paid for the paint as and when delivered throughout the contract year, and we have budgetted accordingly. However, in this case, the lowest bid requires delivery and payment now for the total paint supply until June, 1975. In effect, this means that one and one-half year's paint supply must be paid out of the 1974 budget. Since paint costs have increased phenomenally over the past year, and are expected to continue to rise substantially, this is more economical than re-tendering for the six-month period to the end of this calendar year.

A review of the roadmarking budget indicates that the amount budgetted for the supply of paint is deficient by \$51,000 (\$46,000 for the purchase of the paint and \$5,000 for the storage and handling of the paint).

The 1974 increase in paint costs could be accommodated within the current budget by cutting the annual roadmarking program by 25%, but this is not felt to be an acceptable course of action, in view of the adverse public reaction when traffic paint lines wear out. Council has also expressed concern over the level of service of roadmarking in the past, and has indicated a reluctance to lower this level of service.

In view of the above, it is recommended that additional funds be provided in the roadmarking budget to cover the unanticipated increased paint cost, as outlined above.

The Comptroller of Accounts advises that funds for the purchase can be provided from Contingency Reserve.

Accordingly, it is recommended that \$51,000 be transferred from Contingency Reserve to account #8053/3821 to cover the additional cost of purchasing and storing the 1974-1975 supply of traffic roadmarking paint."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer and Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 667-8

Board of Administration, June 21, 1974 . . . . . (BUILDING - 1)

BUILDING & PLANNING MATTERS**A-4**CONSIDERATION

1. Strata Title Application - New Construction  
2330 Maple Street - Lot 'E', Block 306, D.L. 526, Plan 590  
Erwin Radke, 6712 Neal Street, Vancouver, B.C.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from Erwin Radke Constuction, for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing 35 dwelling units at 2330 Maple Street.

N.B.: See appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financingSubsection (b) - Any bonusing of Financing

Interim financing for the construction is being provided by the owner. Mortgage financing is available to purchasers through the Bank of Nova Scotia but it is not a requirement that the purchaser make use of the arrangement through this company and is entirely free to negotiate any mortgage he may wish. Interest rate on these mortgages is fixed on a thirty day period whereupon it is subject to revisions according to prevailing market rates. There is no mortgage bonus or incentive provision.

Second mortgage financing, up to \$5,000.00, would be available through the British Columbia Homeowner Assistance Plan, to those who qualify, or through other financial institutions.

Subsection (c) - Details of a management contract and monthly Services

There is no management contract contemplated by the present owners. The estimated maintenance costs set out below include a projected salary for a resident caretaker-manager. It is anticipated that the building will be managed by the caretaker-manager on the instructions of the Council of the Strata Corporation.

The estimated monthly assessments for each unit and for taxes are as follows:

Lot Number	Suite Number	Square Feet	Estimated Maintenance Cost per Month	Estimated Annual Taxes Gross
1	101	726	\$38.00	\$428
2	102	490	25.65	287
3	103	749	39.21	440
4	104	701	36.70	410
5	105	605	31.67	352
6	106	478	25.02	281
7	107	697	36.49	410
8	108	467	24.45	275
9	109	749	39.21	440
10	110	724	37.90	422
11	111	958	50.15	563

Cont'd . . .

Board of Administration, June 21, 1974 . . . . . (BUILDING - 2)

Clause #1 continued:

Lot Number	Suite Number	Square Feet	Estimated Maintenance Cost per Month	Estimated Annual Taxes Gross
12	201	721	37.74	422
13	202	490	25.65	287
14	203	749	39.21	440
15	204	701	36.70	410
16	205	730	38.21	428
17	206	478	25.02	281
18	207	712	37.27	416
19	208	536	28.06	316
20	209	749	39.21	440
21	210	724	37.90	422
22	211	738	38.63	440
23	212	505	26.44	293
24	301	721	37.74	422
25	302	490	25.65	287
26	303	749	39.21	440
27	304	701	36.70	410
28	305	730	38.21	428
29	306	478	25.02	281
30	307	712	37.27	416
31	308	536	28.06	316
32	309	749	39.21	440
33	310	724	37.90	422
34	310	738	38.63	440
35	312	505	26.44	293

The above noted maintenance costs include the following items:

General Operating - caretaker-manager, insurance, management fee legal fees, audit fee, stationery, bank charges, bad debts and security. General Maintenance - cleaning, decorating, structural, electrical, plumbing, heating, elevator, parking and miscellaneous. Utilities - electricity, gas, water, garbage, intercom and laundry. General Reserve - reserves for replacement of roof and common area carpeting, etc.

Subsection (d) Taxes and other costs

The above estimates of taxes are exclusive of any allowance for those qualifying for Homeowners' Grants and are estimates only and based on the 1973 tax assessments and without actual knowledge of the 1974 mill rate. It is likely the 1974 taxes will be less than the estimates above as the building was not completed until approximately April 1, 1974. The Provincial Homeowners' Grant is presently \$200.00. There is, available to Senior Citizens, an extra Homeowners' Grant of \$50.00 and an estimated \$30.00 to \$40.00 School Tax Removal and Resource Grant. There are no other anticipated expenses.

Subsection (e) Shared Facilities and Common Area

The Director of Planning has examined the prospectus and plans and finds the following:

(a) Parking

Each strata lot will be assigned the exclusive use of one parking space in the underground parking garage.

(b) Patios and Balconies

(i) Each ground floor Strata lot will be granted exclusive use of the paved patio area contiguous to its living-dining room,

(ii) The balconies attached to and directly accessible to the Strata lot are for the exclusive use of the Strata lot.

Cont'd . . .

Board of Administration, June 21, 1974 . . . . . (BUILDING - 3)

Clause #1 continued:

(c) Storage Lockers

Each Strata lot will be assigned the exclusive use of one locker located in the locker room in the basement of the building.

(d) Laundry Rooms

A laundry room is provided in the basement for the common use of all Strata lot owners.

Note: The Strata Corporation will grant to the owners the exclusive use provisions outlined above when the Strata Plan has been deposited at the Land Registry Office and prior to conveyance of any Strata lots.

The prospectus states that the copy of the proposed By-Laws are available for Inspection on request.

Section 1 (3) - Quality of Construction

The City Building Inspector advises that he has received a letter from Peter Kaffka, Architect, in which he states that the above building compares favourably with the quality control standards set by the Central Mortgage and Housing Corporation, as contained in the Canadian Code for Residential Construction."

Your Board RECOMMENDS that the foregoing report of the Director of Planning and the Director of Finance be submitted for the CONSIDERATION of Council.

2. Strata Title Application - Non-Residential Conversion  
3456, 3458, 3468, and 3470 Dunbar Street  
Lot A of 4, Block 28, D.L. 139

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications an application has been received from Boughton & Co., Barristers & Solicitors, for approval of a Strata Plan for a one storey wood framed building erected in 1928 and containing four retail stores to be strata titled.

This building does not contain any residential accommodation whatsoever. Following discussions with the Director of Legal Services and the City Building Inspector, it is our opinion that City Council did not intend buildings in this category to comply with the full requirements of the City's Strata regulations - in particular the submission of a prospectus and declaration from a qualified consultant as to the quality of construction.

The applicants have, however, submitted a short-version prospectus which is attached as Appendix "A" and it is recommended that this application be approved and that future applications of a similar nature be submitted for the consideration of City Council without requiring a prospectus or declaration pertaining to the quality of construction "

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be submitted for the CONSIDERATION of Council.

FINANCE MATTERS

RECOMMENDATION

1. City of Vancouver Debenture Borrowing for 1974-75

Your Board has received the following report from the Director of Finance:

"On April 30, 1974 City Council dealt with a report from myself which indicated that of the existing unfinanced borrowing authority of the City, some \$39,600,000 remains to be borrowed, and of this sum approximately \$16,000,000 needs to be borrowed during 1974. The balance would need to be borrowed during 1975 and 1976. The report dealt with on April 30 by City Council referred to the possibility of some particularly inexpensive funds possibly being available and requested authority for the Director of Finance to move very quickly if such funds became available. City Council agreed to this authority but it should be recognized that the chance of such funds becoming available is probably fairly remote and that the authority exists only so that if such funds became available we could move quickly enough to obtain them. The authority did not apply to the City's normal borrowing activities.

Bond market conditions throughout the world are not good. There is a distinct lack of funds, with lenders mainly compressing their funds into the short term markets, interest rates are exceptionally high and both lenders and borrowers are very concerned with the effects of continuing inflation and its affect on the whole concept of long term borrowing. Even when more normal borrowing conditions return it must be recognized that enormous demands will be made on capital markets throughout the world. In Canada, financing will be required for development of the Athabasca tar sands and the James Bay Hydro project to mention but two.

The City of Vancouver normally borrows long term funds by means of one or two public tender sales of bond issues each year. When bond market conditions are stable this is a successful method of obtaining long term funds, but in periods of rapidly changing markets it is not necessarily advantageous to the City. The City has also used a fiscal agency in the past for both U.S. pay bond issues and in Canada when the market has been particularly bad or the City's requirements have been particularly heavy. The City last had a Canadian fiscal agency in 1970.

I am at this time recommending that the City again establish a fiscal agency for its bond issues, for 1974 and 1975. This would, in my opinion, greatly help the City in obtaining the borrowed funds that we must have, even in the face of a most unsatisfactory bond market and given the currency and capital market problems throughout the world. A fiscal agency provides continual advice on timing and size of issues, provides orderly marketing procedures, avoids conflict with similar competing credits and provides continual favorable exposure of the name of the borrower to the market. It is impossible for a borrower such as the City of Vancouver to be sensitive to borrowing conditions and to the bond market on a day-to-day basis. Such sensitivity is necessary for successful placement of debenture issues in the type of bond market we have now and will probably have for some time, and it is one of the responsibilities of the Fiscal Agent to keep abreast of markets and to advise the City in this regard.

If the City was in a position to stay out of bond markets until they improved then this would obviously be advantageous, but the City has a constant ongoing need for borrowed funds and must borrow on a regular basis. Therefore, we must structure our borrowing procedures to best fit market conditions as they exist.

A fiscal agency agreement is not a highly formal contract but is basically an agreement between a borrower and a syndicate of underwriters that the borrowers requirements will be handled in a certain manner. The agreement is cancellable on 60 days' notice and the terms and conditions, etc. applicable to each debenture issue are subject to mutual agreement between the City and the syndicate. The formal items of contract refer to such things as expenses and commissions on any mutually agreed debenture issue. Appendix I attached to this report lists the items that appear in a normal fiscal agency agreement.



Board of Administration, June 21, 1974 . . . . . (FINANCE - 2)

Clause No. 1 (cont'd)

I am recommending that A. E. Ames & Co. Limited be appointed as the fiscal agency manager for the City and that they be requested to establish an appropriate underwriting syndicate for the City's borrowing needs for 1974-75. A. E. Ames & Co. Limited has a long history of serving the City very well under both agency arrangements and by virtue of them winning a majority of our public tender issues. They have also been the dealer that has maintained the best contact with the City and have been most diligent in providing the City with good information and advice over the years. They are one of the largest Canadian investment dealers with well established branches and extensive experience in the principal foreign capital markets. They are thoroughly knowledgeable regarding the City of Vancouver.

I recommend that:

- A) City Council authorize me to conclude on behalf of the City, the fiscal agency agreement with A. E. Ames & Co. Limited, along the lines of the terms and conditions indicated in Appendix I, for a period ending December 31, 1975, subject to cancellation by either party on 60 days' notice.
- B) Prior to any bond issues the terms and conditions be reviewed by myself with the Finance and Administration Committee and Board of Administration, or, in the event of the Finance and Administration Committee being unable to meet, that the terms and conditions be approved by the Chairman or Deputy Chairman of the Committee plus the Mayor and Board of Administration.
- C) The Director of Legal Services be instructed, upon advice of the Director of Finance, to prepare the necessary bylaws authorizing the issues, for submission to Council.

This action will result in the cancellation of the fiscal agency agreement between the City and Wood Gundy Limited whereby Wood Gundy has the authority to arrange one bond issue in Switzerland, subject to the terms being agreeable to the City. The Swiss Central Bank has halted all external loans for an indefinite period of time, which, coupled with steadily rising interest rates, makes the Swiss market an unlikely source of funds for the City. Wood Gundy Limited is expected to have a major position in the proposed syndicate."

Your Board recommends Council approval of the recommendations of the Director of Finance.

2. Additional Staff - Home Care Project

The Medical Health Officer reports as follows:

"On July 3, 1973, City Council approved the recommendation of the Medical Health Officer to establish two Public Health Nurse I positions to perform liaison duties essential for the Home Care Project. Funds were allocated and are totally recoverable from the Province of British Columbia through the Metropolitan Board of Health of Greater Vancouver.

The program is now serving five acute hospitals in Vancouver. Referrals have grown steadily, and greatly exceed the number of patients who can be admitted according to the present criteria. Admissions in May 1974 were 92. Since December 1973, it has been necessary to augment the Public Health Nurse liaison time to cope with peak referral loads.

At its meeting on March 27, 1973, the Metropolitan Board of Health recommended the establishment of a third full time Public Health Nurse Liaison position (P.H.N. I) as of April 1, 1974. We now have approval from the Assistant Deputy Minister of Health for the position (copy attached)."

Your Medical Health Officer recommends:

		<u>1974</u>
(a) One permanent P.H.N. I position be established		
April 1 - December 31, 1974	(6801/10)	\$8,379
(b) Vacation and Illness Relief		
48 days	(6801/10)	2,054

Board of Administration, June 21, 1974 . . . . . (FINANCE - 3)

Clause No. 2 (cont'd)

(c) Fringe Benefits	(6801/23)	1,005
(d) Automobile Allowance		
9 @ \$20.00 per month	(6801/305)	<u>180</u>
		<u>\$11,618</u>

Since these amounts are totally recoverable, Account No. 6810/414 will be increased by \$11,618.

Your Board recommends that the recommendations of the Medical Health Officer be approved.

CONSIDERATION

3. Rental of Stage Lighting Equipment Units to Theatre in the Park and Shakespeare in the Park

The Theatre Manager reports as follows:

"During the last four years The Queen Elizabeth Theatre has rented lighting units to Theatre in the Park to assist them in their summer productions.

The amount of rental has been held as a credit so that Theatre in the Park can use an equivalent amount of free rental of rehearsal space.

Last year, a new group, Shakespeare in the Park, were given permission to rent the lighting units which were already in place in the Malkin Bowl for the week following the end of the Theatre in the Park season. This year the same situation obtains.

The Theatre Manager, with the concurrence of the Chairman of the Vancouver Civic Auditorium Board, recommends that lighting units be rented to Theatre in the Park and Shakespeare in the Park under the care and supervision of the Queen Elizabeth Theatre Lighting Console Operator. In return, the sum of \$3,600.00 will be paid in advance by Theatre in the Park and \$1,000.00 by Shakespeare in the Park and held as a rental credit to offset rentals of the rehearsal rooms in The Queen Elizabeth Theatre and The Queen Elizabeth Playhouse. Any unused amount of the credit will accrue as theatre rental, and rentals in excess of the amounts stated above and all other charges will be paid by Theatre in the Park and Shakespeare in the Park."

Your Board submits this matter for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 68-9

Board of Administration, June 21, 1974 . . . . . (PERSONNEL - 1)

PERSONNEL MATTERS

A-8

RECOMMENDATIONS

1. Meeting with Federal Department of Justice on "Breath Alcohol Tests" - Ottawa Attendance: E.J. Fennell, Health Department

The Acting Director of Personnel Services reports as follows:

"On October 19th, 1971, the City Council approved a request to have the City Analyst, Mr. E.J. Fennell, attend a meeting, October 21st and 22nd, 1971, with the Federal Department of Justice concerning "Breath Tests for Blood Alcohol Levels".

The Federal Department has again called a meeting of the representatives on the "Canadian Forensic Society Special Committee for Breath Alcohol Tests", on which Mr. E.J. Fennell is the sole representative for British Columbia. The meeting is scheduled for June 20th and 21st, 1974 in Ottawa, with all expenses other than salary paid by the Department of Justice. The only expense to the City will be 3 days leave of absence with pay.

As Director of the Vancouver Police Breathalyzer programme it is vitally important that Mr. Fennell ensure the policies of the City do not conflict with R.C.M. Police procedures, as well as attempting to establish a uniform policy across Canada. Included in the agenda are two major items -

- (a) An investigation of a new breath testing device to determine its suitability for approval by the Attorney-General of Canada.
- (b) Development of a "suitable container" for the use of the accused.

The development of a "suitable container" is a very critical issue which could ultimately affect the survival of the recent legislation. It is essential that the City Analyst receive up-to-date and firsthand information on all developments in order that the Vancouver Police will be well prepared and trained in the handling of these containers and other new developments.

Due to the lack of lead time provided by the organizers of the meeting, combined with June 18th being a skip Council date, it was necessary for the Board of Administration to verbally approve Mr. Fennell's attendance.

The City Medical Health Officer requested three (3) days leave of absence with pay for Mr. Fennell because this meeting is of importance to the Breathalyzer work for the Vancouver Police Force and except for being retroactive, this request is in accordance with Personnel Regulation 45-2, Non-roster Conferences, and I recommend that leave of absence with pay for Mr. E.J. Fennell for June 19, 20, and 21st, 1974 be retroactively approved."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be approved.

2. Leave of Absence With Pay  
Fireman Babcock

The Fire Chief reports as follows:

Fireman R. Babcock has been chosen to represent Canada as a member of Lacrosse Canada in the World Lacrosse Tournament in Australia, June 22 - July 8, 1974.

All travel expenses for the trip will be paid by Lacrosse Canada, but to participate, Fireman Babcock would require

Cont'd . . .

Board of Administration, June 21, 1974 . . . . . (PERSONNEL - 2)

Clause #2 continued:

leave of absence for eight duty shifts. A replacement will not be required and there will be no additional cost to the City.

As this fireman will be representing Canada in this world tournament, the Fire Chief recommends leave of absence with pay for eight duty shifts be granted to Fireman Babcock.

Your Board RECOMMENDS the foregoing recommendation of the Fire Chief be approved.

CONSIDERATION

3. Student Summer Employment - SWEEP '74

The City Engineer reports as follows:

"SWEEP '74 is a provincially subsidized program for the municipalities to employ high-school students for July and August on 'Environmental Enhancement' which is not part of normal municipal operations. The province would pay \$400 per student per month, any other costs are the responsibility of the municipality.

The City departments have been canvassed for project suggestions. None meeting the requirements of the program was advanced.

The province requires that each application be approved by the appropriate union and both the 'inside' and the 'outside' unions take the position that the established wage and salary rates for the type of work should apply. The City would thus have to make a substantial addition to the Provincial subsidy.

CONSIDERATION:

In view of the absence of project proposals and the substantial share of the cost which would fall to the City, Council may wish to advise the province that the City of Vancouver will not be participating in SWEEP'74."

Your Board submits the above report of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 669

A-9

Board of Administration, June 21, 1974 .....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Acquisition for Senior Citizens' Housing Project  
Lot 10, Block 2, N.W.¼ Section 24, T.H.S.L.,  
 Known as 2912 Venables Street

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 2, Standing Committee of Council on Housing, April 9, 1974, confirmed by Council on April 23, 1974, authorizing the Supervisor of Property and Insurance to negotiate the acquisition of the property known as 2912 Venables Street to permit the consolidation of this land with the abutting City-owned land, for the development of Senior Citizens' Housing.

These premises comprise a single storey frame dwelling plus a full basement, with a main floor area of 884 square feet, erected in 1957 on a lot 33' by 146.75', zoned R.S.-1. This dwelling contains four rooms and dining area on the main floor, a 4-room self-contained in-law suite in the basement, 9 plumbing fixtures, has a patent shingle roof, stucco and siding exterior and heat is supplied by an automatic gas-fired furnace.

Following negotiations with the owner, she is prepared to sell for the total sum of \$64,500.00 in full settlement as of June 30, 1974, on the understanding that she be permitted to retain rent-free possession to August 31, 1974. This settlement price is considered to be fair and equitable and it is proposed to put the dwelling up for sale for removal when vacant, or demolish same if it cannot be sold.

RECOMMENDED:

That the Supervisor of Property and Insurance be authorized to acquire Lot 10, Block 2, N.W.¼ Section 24, T.H.S.L., known as 2912 Venables Street, for the sum of \$64,500.00 on the foregoing basis, chargeable to Code No. 565/1401."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. Acquisition for Park Site #26  
Lot 92, Blocks 1 & 2, D.L. 311, 565 S. W. Marine Drive,  
 and Lot 93, Blocks 1 & 2, D.L. 311, 575 S. W. Marine Drive

The Supervisor of Property and Insurance reports as follows:-

"Park Site #26 is presently listed in Table II of 'Park Site Purchases Program, 1971 - 1975', and as such allows for protective purchasing in accordance with Resolution of Council (Harbour & Parks Matters), dated December 15, 1970.

The above-described properties (565 S. W. Marine Drive and 575 S. W. Marine Drive), represent the only privately-owned sites in the proposed park, and constitute the following:-

565 S. W. Marine Drive

This property consists of a 1½-storey frame dwelling and basement with a main floor area of 1,056 square feet, erected in 1925, situated on a single family R.S.-1 lot having a width of 66 feet with an

Cont'd . . .

Clause 2 (cont'd)

average depth of 235 feet, resulting in a site area of 15,528 square feet. The dwelling contains 6 large rooms, 5 plumbing fixtures, patent shingle roof, wood siding and stucco exterior, concrete foundation, and is heated by an automatic gas fired hot water furnace. There is a single garage located on the site. This dwelling is in good condition for age and type and is occupied by the owners.

575 S. W. Marine Drive

This property consists of a one-storey frame dwelling and basement, with a floor area of 939 square feet, erected in 1924, and situated on a lot zoned R.S.-1 single family, having a width of 66 feet and an average depth of 280 feet, resulting in an area of 18,457 square feet. The dwelling contains 5 rooms, 5 plumbing fixtures, patent shingle roof, wood shingle and siding exterior, concrete foundation, and is heated by an automatic gas-fired hot air furnace. There is a single garage located on the site. This dwelling is in fair condition for age and type, and is tenant occupied.

In November of 1973, Mr. Lionel Mercier of Mercier Appraisals & Investments Ltd., as agent for the owners, advised that his clients were prepared to sell their respective properties.

Following negotiations, the owners' agent by letter dated June 4, 1974, has confirmed that the owners have agreed to sell their properties on the following basis:-

565 S. W. Marine Drive	(Lot 92)	-----	\$ 91,500.00
575 S. W. Marine Drive	(Lot 93)	-----	\$ 90,500.00
			<u>\$182,000.00</u>

The sale date is to be June 30, 1974, for both properties.

It is considered that this price is fair and equitable and represents market value for this type of property, and further, the Superintendent of Parks & Public Recreation has endorsed this acquisition. It is proposed that the property will be rented until required by the Board of Parks & Public Recreation.

RECOMMENDED:

That the Supervisor of Property and Insurance be authorized to acquire Lots 92 and 93, Blocks 1 & 2, D.L. 311, for the total sum of \$182,000.00 on the foregoing basis, chargeable to Code # 4189/- Park Board Clearing Account."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

3. Lot 63, North of Right-of-Way, D.L. 258 & 329  
Situated South Side of S.E. Marine Drive, East  
of Jellicoe Street

The Supervisor of Property & Insurance and the Director of Planning report as follows:-

"Reference is made to the report of the Supervisor of Property & Insurance and the Director of Planning to the Board of Administration dated April 19, 1974 confirmed by Council April 23, 1974 wherein the Supervisor of Property & Insurance was requested to explore the advisability of leasing the above property (Lot 63, north of right-of-way, D.L. 258 & 329, situated south side of S.E. Marine Drive, east of Jellicoe Street) to the abutting owner and report back to Council.

Board of Administration, June 21, 1974 .....(PROPERTIES - 3)

Clause 3 (cont'd)

Originally the abutting owner which is Tonecraft (B.C.) Ltd. wished to purchase the entire lot as described above for expansion purposes. They have now revised their plans and only want to acquire a .7 acre strip along their east boundary line measuring approximately 70 feet on S.E. Marine Drive and approximately 100 feet on Kent Avenue North. Their preliminary development plans show an addition to the **existing** building extending across the present east boundary line to the proposed new easterly boundary line. Following Councils' instructions the leasing rather than the direct sale was explored with the owners. As the owners plans were to extend their present building onto the City land, a lease would mean that a wall would have to be constructed along the **present** boundary line. This would alter the owner's plans to such an extent that they would not be able to carry out their proposed expansion. Also, this .7 acre site, because of its size and shape, would not be a readily marketable lot in the future and would not blend in with any proposed resubdivision plan of this entire area.

Therefore the Supervisor of Property & Insurance and Director of Planning recommend that a portion of Lot 63, North of Right-of-Way, D.L. 258 & 329 consisting of .7 acres be sold to Tonecraft (B.C.) Ltd. on the following basis:

1. Purchase Price \$94,225.00
2. Portion of Lot 63 consisting of .7 acres to be consolidated with Lot 64 which is owned by Tonecraft (B.C.) Ltd.
3. Purchaser to bear all necessary survey and legal costs and portion of 1974 taxes.
4. Subject to the purchaser obtaining a development permit within 12 months.
5. Subject to method of disposal of waste satisfactory to Director of Permits and Licenses.

RECOMMENDED that the foregoing recommendation of the Supervisor of Property & Insurance and Director of Planning be approved."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance and Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 665

INFORMATION & RECOMMENDATION:

1. Sewer Separation on Private Property

The City Engineer and the Director of Permits and Licenses report as follows:

"INTRODUCTION

This report deals with problems which arise on private property, in the City's sewer system. It outlines briefly the nature of the City's present sewer system, sewer construction program, and the implications of this program for property owners. Specific areas of the City where problems arising from works on private property have been encountered are discussed.

City Sewer System

The City sewer system consists principally of two types, either combined or separate:

- A. Almost ninety percent of the total system has been constructed on the combined sewer basis. In this system, domestic and industrial sewage are carried in the same pipe as storm drainage water. The main disadvantage of this type of system is that during rainfall periods the resulting combined flow is too large to be carried to or treated by the sewage treatment plant. As a result, overflows of the mixed sanitary sewage and storm water are spilled into the receiving waters during periods of relatively heavy rainfall.
- B. About 12 percent of the City's system has been constructed on a separate sewer basis. Under this system, domestic and industrial sewage are carried in one pipe and storm water is carried in a separate pipe. This enables the sanitary sewage to be conveyed to a treatment plant at all times without dilution by storm water, and prevents contamination of the storm flow by domestic and industrial waste.

City of Vancouver Sewer Program 1971 to 1975

The City's current five year program is directed toward upgrading our system for both capacity and pollution control capability. It will increase the separated area of the City to about 20% by 1976, and significantly reduce overflows of sanitary sewage into False Creek and English Bay. It will also eliminate present continuous sewage discharges to the Fraser River and to the Harbour. This program of sewerage improvements is being undertaken by the City and the Greater Vancouver Sewer District at a total cost of 30 million dollars and is scheduled for completion in early 1976.

(a) Greater Vancouver Sewer District Work

The Sewer Board portion of the program, totalling approximately 10 million dollars, consists of construction of interceptor sewers designed to pick up dry weather sanitary flow from the City's system and carry it to the primary treatment plant at Iona Island which has been expanded to handle increased flows. All dry weather flow from the City is scheduled to be carried to the treatment plant by mid-1974 with the exception of a small area in the south of the City, near the Fraser River. However, as previously mentioned, overflows of combined sewage will still occur during storm periods at the outfalls operated by the City and the Greater Vancouver Sewerage and Drainage District.



Clause 1 Cont'd

(b) City Work

The City's program, which totals approximately 20 million dollars, consists of the construction of new separate sewer systems in the West End, a large portion of the Downtown, the False Creek flats, Kitsilano, the area bounded by Main Street, Broadway, Great Northern Way and Commercial Drive and the area between Marine Drive and the Fraser River extending from Granville Street to Boundary Road. The main aims of this program are to reduce the amount of sanitary sewage which now discharges to the waters of False Creek, English Bay, and the Fraser River, and to replace systems in poor condition or inadequate in size.

Effect of Sewer Separation Program on Private Property

Whenever a combined sewer system in an older area is replaced with a new separate sewer system, a major problem arises in separating the sanitary sewage and storm flow from existing buildings. Many of the older buildings have internal combined plumbing systems, in which water from the roof and foundation drains is mixed with the sanitary flow. If these sewer systems on private property are not separated, the pollution control benefits of a separate system will largely be lost, and frequency of flooding of private properties from an overloaded sanitary system will be increased. The City's sanitary system in a separated area does not normally have the capacity to carry all the storm water flows which reach it through combined connections. This will cause surcharging of the sanitary sewer, overloading sanitary pumping stations, creating flooding conditions and overflows of sanitary sewage to receiving waters. In order to separate the sanitary flow from the storm runoff flow, it will therefore be necessary for the owners of these buildings to separate their private plumbing systems. This may result in considerable expense for the property owner.

In certain isolated instances in higher zoned areas, buildings with deep basements exist which now have gravity combined connections. These buildings may have to install sump pumps to pump storm water up to a sewer when a new separate system is installed. This will only be done in situations where the cost of building a new storm sewer sufficiently deep to provide a gravity connection becomes prohibitive.

The Plumbing By-law states in Section 1.4.23 that:

'In a separate system area no storm water drainage shall be conveyed from any premises into a sanitary sewer, nor shall any sewage be conveyed from any premises into a storm sewer. Where both sanitary and storm sewers are available, the owner of any premises shall be required to provide separate building (house) sewers for conveying sewage and storm water drainage to the building (house) sewer extensions.'

Section 1.6.4. of the By-law makes provision for the City to pay the cost of the work of connecting the storm sewer from the building to the City's connection and the cost may then be paid to the City by the owner in five, ten, or fifteen equal annual instalments including a cost for interest charges. In this way the owner is spared from the necessity of making one lump sum payment. The cost of such work for one and two family dwellings varies greatly but can be expected to lie in the \$400 to \$800 range.

It should be noted that in the period from 1964 to 1966 the Building Department conducted an enforcement program in part of the Still Creek area which was reasonably effective but which resulted in strong objections from some citizens. As a result, Council on December 20th, 1966, resolved that the Plumbing By-law should not be enforced unless it could be established clearly that a cross-connection is in existence between the storm and sanitary systems on a subject property. Attached as Appendix 'A' is a memorandum by The City Building Inspector which describes the 1964-66 program in greater detail.

Department Report, June 21, 1974 . . . . . (WORKS - 3)

Clause 1 Cont'd

It has not been found possible, in a practical way, to find evidence of this nature which would be acceptable in court. Nevertheless it is believed that cross-connections do exist and that the only way to deal with them is to enforce the Plumbing By-law. It is believed that if the By-law is enforced, there will be a significant drop in the coliform counts in local waters and in particular, in False Creek and Still Creek.

Problem Areas in the City

As noted earlier, separation work is planned or has taken place in False Creek Flats, Strathcona, the West End, Downtown, Kitsilano, and the area bounded by Broadway, Great Northern Way, Main and Commercial.

In addition, there is a large area of existing separate system in the Still and Vivian Creek drainage areas which shows pollution problems originating from improper systems on private property. Each of these areas is discussed briefly below.

False Creek Flats

The sewerage system in this area is being updated after many years without work, as a result of the City-C.N. agreement covering the area. Many of the existing properties discharge septic tank effluent and industrial waste to the storm sewer system and into False Creek. Not only are we bound by the conditions of our Pollution Control Branch permit to eliminate these discharges, but our own False Creek cleanup program makes this essential.

West End

The very high population densities in the West End, the proximity of bathing beaches and limited capacity of the Greater Vancouver Regional District pumping stations and interceptors make sewer separation desirable here. Fortunately, in this zoning new buildings have been required for the past five years to bring separate connections to the property line. However, many older buildings will still require internal alterations.

Downtown

The situation in the Downtown is similar to that in the West End. Much of the Downtown area discharges to False Creek, and for this reason must be separated. The intensity of development makes it important that the Downtown area be handled properly.

Kitsilano

Although actual separation work has not begun in Kitsilano, it is important that the City work which is done be accompanied by work on private property. Once again, densities are high and discharge takes place in recreational waters.

Strathcona

Among the areas listed here, Strathcona is unique. The City system is new, and sized for assumed future RM-3 development. The buildings in the area are old, many have no roof drains; on many more the foundation drain system is plugged and not functioning. As a result, a relatively small quantity of storm water finds its way into the sanitary system.

We can, therefore, tolerate the present situation so long as all new developments and any significant renovations connect properly to the separate system.

Area Bounded by Broadway, Great Northern Way, Main, Commercial Drive

Much of this area is tributary to False Creek, and has recently been largely developed for high density uses. This combination of circumstances makes it necessary that all existing and new developments other than existing single family dwellings connect properly to the new separate system.

Cont'd . . .

Department Report, June 21, 1974 . . . . . (WORKS - 4)

Clause 1 Cont'd

Still Creek Drainage Area

The separate system in the Still Creek Area was constructed over a period of years to avoid pollution of Still Creek with sanitary sewage. At the present time a pollution survey is being carried on throughout the area by G.V.R.D. and City forces. This survey has identified some areas within the system where the storm flow is contaminated by sanitary sewage. There are also areas where the City has paid flooding claims which arise as a result of storm water entering the sanitary system. The Engineering Department and the Department of Permits and Licenses should proceed with house to house checking to identify the source of these problems. Property owners will be required to take corrective measures to eliminate any cross connections between the storm and sanitary systems on private property. The Engineering Department will, at the same time, correct any deficiencies located in the City system. (A separate item in the City Engineer's report requests allocation of funds to reconstruct substandard manholes in this area.)

Council may wish to note that the Permits and Licenses Department did undertake a similar program in the Still Creek Area between 1961 and 1968, and after representations from property owners, the scope of the program was reduced and thus was never brought to satisfactory completion.

Vivian Creek Drainage Area

The Vivian Creek Drainage Basin is sewered on the separate system basis. Storm water from this area drains to Vivian Creek and thence to the Fraser River and sanitary sewage is directed to Iona Island for treatment. A pollution survey was carried out in the area last summer and the results indicate that there are some local areas within the overall system where sanitary sewage is entering the storm drainage system. The Engineering Department and the Department of Permits and Licenses should proceed with house to house checking in order to locate the exact sources of this pollution.

Property owners will be required to take corrective measures to eliminate any cross connections between storm and sanitary sewers which are located on private property. The Engineering Department will, at the same time, correct any deficiencies located in the City's system.

In both the Still and Vivian Creek areas it may be found, in some instances, that there are no direct cross-connections but rather that a transfer of sanitary sewage into the storm line takes place by percolation as a result of deterioration of the pipe joints. In such situations it will be necessary to require the owner to repair or replace this defective plumbing in order to eliminate a source of pollution of the storm drainage system. The resultant cost could be somewhat higher than that referred to on page 2 of this report.

The preceding report is presented for Council's INFORMATION.

The City Engineer and the Director of Permits and Licenses RECOMMEND:

- (i) The Plumbing By-law be amended to allow the City to pay the cost of separation of sewers on private property for one and two family dwellings and place this cost on the Tax Roll; the owner then having the option to repay the same in a manner similar to that which now applies to storm sewer connections (Sub-sections 1.6.4 and 1.6.5).
- (ii) That Council endorse the proposed action of the Director of Permits and Licenses and the City Engineer in their efforts to obtain the necessary sewer separation on private property and thus reduce pollution of storm water with sanitary sewage.
- (iii) \$15,000 be appropriated from Sewers Capital Account 118/7905 'Pollution Control - Unallocated' to cover the cost of temporary staff and testing work for tracing pollution sources in the Still and Vivian Creek Drainage Areas."

FOR COUNCIL ACTION SEE PAGE(S) 670

SOCIAL SERVICES & HEALTH MATTERS

RECOMMENDATION

1.    Steam Baths - By-law Amendment

The Director of Permits & Licenses reports as follows:

"Subsection 5 of Section 26 of the License By-law states:

'No person shall operate or maintain any steam bath or  
massage parlour which contains cubicles or compart-  
ments intended to be occupied by patrons thereof:

- (a) unless there is an entrance to each of such  
cubicles or compartments of a width at least  
equivalent to two-thirds of the length of the  
side of the cubicle or compartment in which  
such entrance is; and
- (b) unless such entrance is free of any curtain  
screen, door or other obstruction; and
- (c) unless at all times a clear view of the in-  
terior of each such cubicle or compartment  
is afforded through such entrance.'"

The Medical Health Officer advises as follows:

"At some time in the past, Subsection 5 of Section 26 of the  
Licensing By-law was written at the request of Dr. J.L. Gayton,  
Medical Health Officer for the City of Vancouver at that time.

It has now become apparent that this Section has lost its value  
as a V.D. Control measure and I now feel that you should con-  
sider taking action to have the Licensing By-law amended to  
delete the above section to permit a more realistic approach to  
the approving of new Steam Bath license applications."

In view of the foregoing, I RECOMMEND that the Director of Legal Services be  
requested to prepare an appropriate By-law amendment to delete Subsection 5  
of Section 26 of the License By-law.

FOR COUNCIL ACTION SEE PAGE(S) 670

BUILDING & PLANNING MATTERS**B-4**RECOMMENDATIONS

1. Proposed Zoning By-law Amendments for both sides of Granville Street, between Drake and Cordova Streets

The Director of Planning reports as follows:

"On February 19, 1974, I reported to City Council that physical construction of the Granville Street Transit Mall had commenced and it was advisable to incorporate the intentions regarding development into the Zoning and Development By-law. To this end I made application dated February 6, 1974 to amend the Zoning and Development by-law to create two new zones, namely CM-1A and CM-2A. This will limit the uses that may be permitted, both outright and conditional, on both sides of Granville Street between Drake and Robson Streets (CM-1A) and Robson and Cordova Streets (CM-2A). The boundaries (Drake and Cordova Streets) are beyond the limits of the mall, but I consider that the extensions will further protect the quality of the mall.

The draft schedules were considered and endorsed by the Granville Mall Interim Authority at its meeting held on February 13, 1974.

The Technical Planning Board considered the draft schedules on April 26, 1974 and on June 14, 1974 with the recommendation that the application to create the new district schedules be approved and that the areas shown on the attached maps be rezoned accordingly.

It is RECOMMENDED that the application to create the CM-1A and CM-2A District Schedules and to rezone the lands shown on the attached maps be referred for consideration of Council at a Public Hearing after receiving a report thereon from the City Planning Commission.

2. Development Permit Application No. 64577  
1015 West 7th Avenue

The Director of Planning reports as follows:

This is a development permit application to construct a building 3 storeys in height with off-street parking facilities in the basement. The building would contain offices on the main floor and seven dwelling units on the second and third floors. There would be 25 off-street parking spaces provided in the basement.

The site (Size 100' x 120') in this CRM-2 District is located at the north-west corner of West 7th Avenue and Oak Street.

49 per cent of the building area would be occupied by offices with the remaining 51 per cent occupied for residential purposes.

COMMERCIAL CONTENT FOR DEVELOPMENT IN THE FAIRVIEW SLOPES

On October 5, 1973, the Technical Planning Board on being informed by the Director of Planning:

"... the intent in writing the Regulations initially was to provide for mainly a residential district within which commercial development would be permitted. It was clearly the intent that residential use would dominate and that commercial use would be secondary. The first draft of the Regulations, in fact, provided for a maximum of 25 per cent commercial content in each case, but as a result of representations by the Vancouver City Planning Commission this 25 per cent was deleted and the Regulations were approved with no specific limitation on the proportion of commercial ..."

and the concern expressed by the Chairman of the Civic Development Committee and the False Creek Committee considered the issue and resolved:

THAT the Technical Planning Board adopt as a policy a limitation of approximately 25 per cent on the commercial content in any

Cont'd . . .

Clause #2 continued:

development either new development or the conversion of the existing buildings; this policy to take effect immediately and continue until the adoption of a revised by-law for the Fairview Slopes.

An area planning programme is being initiated in the Fairview area. As first steps, an area planner is being recruited and an area planning committee will be established.

The programme is expected to include recommended changes to existing CRM-3 Zoning Schedules, including refinement of the existing restriction of commercial uses to 25% or less of any single development. The Technical Planning Board has adopted this interim development control policy, due to the high proportion of development permit applications which have been submitted for predominantly commercial uses. The intention of existing zoning and present planning is to create a primarily residential environment.

Section 3 of the CRM-2 District Schedule which Regulations are subject to special approval by City Council states:

"In order to encourage the development of buildings designed to take advantage of this deep north facing slope, the City Council may in its discretion permit a building at variance with the regulations set out in Section 1 of the Schedule after having received the report thereon from the Technical Planning Board and after consultation with the Vancouver City Planning Commission. In the exercise of this discretion the Council shall also have due regard to the following:

- a) the provision of private outdoor living space; daylight; landscaping; the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings, and its overall design;
- b) for buildings approved under this clause only Council shall determine the maximum floor area which shall be allowed having particular regard to the factors noted above.

In no case, however, shall:

- i ) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G of the CRM-2 District Schedule and
- ii) the height of a building exceed 35 feet, nor 25 feet measured from the centre line level of the nearest street directly southward.

The Technical Planning Board and the Vancouver City Planning Commission recommend that this development permit application be refused for the following reason:

The amount of the commercial space within this development is considered excessive having regard to this site being located in a CRM-2 District.

It is RECOMMENDED that this development permit application be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

3. 5392 Victoria Drive (North-East Corner of Victoria Drive and 38th Avenue) - Development Permit Application No. 66506

The Director of Planning reports as follows:

Shell Oil Canada Limited has filed Development Permit Application No. 66506 to construct a gasoline service station (self-service) and demolish the existing gasoline service station on the site at the north-east corner of Victoria Drive and 38th Avenue. The site is in a C-2 Commercial District.

Cont'd . . .

Department Report, June 21, 1974 . . . . . (BUILDING - 3)

Clause #3 continued:

The gasoline service station policy, as adopted by City Council in October 1968, permits the rebuilding of the existing gasoline service station on this site.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 66506 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the construction of a gasoline service station (self-service) and the demolition of the existing gasoline service station on the site subject to the following conditions:

1. Prior to the issuance of the development permit, revised drawings are to be submitted to the satisfaction of the Director of Planning clearly indicating the provision of landscaping at the corners of the site abutting streets and between points of ingress and egress and the provision of trees and shrubs between the rear of the building and the easterly property line, with a fence around the rear of the property.
2. Prior to the issuance of the development permit the crossings are to be first approved by the City Engineer.
3. All landscaping to be provided in accordance with the approved drawings within six months from the date of any use of the approved development and thereafter to be permanently maintained in good condition at all times.
4. The development including the use of all open portions of the site to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

IT IS RECOMMENDED THAT Development Permit Application No. 66506 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

4. Development Permit Application No. 65010  
1081 West 8th Avenue

The Director of Planning reports as follows:

This is a development permit application to alter and use the existing 2 storey plus basement one-family dwelling on this site for offices.

This site (Size 28' x 120') in this CRM-2 District is located on the north side of West 8th Avenue between Oak Street and Spruce Street.

The existing building is at variance to the Regulations of Section 1 of the CRM-2 District Schedule with respect to floor space ratio; setbacks and off-street loading and unloading facilities would not be provided.

The building would have a floor space ratio of 0.57 in lieu of the 0.45 as permitted by Section 1 of the Schedule. The building would be totally occupied by offices with no provision for residential accommodation.

COMMERCIAL CONTENT FOR DEVELOPMENTS IN THE FAIRVIEW SLOPES

On October 5, 1973, the Technical Planning Board on being informed by the Director of Planning:

" ... the intent in writing the Regulations initially was to provide for mainly a residential district within which commercial development would be permitted. It was clearly the intent that residential use would dominate and that commercial use would be secondary. The first draft of the Regulations, in fact, provides for a maximum of 25% commercial content in each case, but as a result of representations by the Vancouver City Planning Commission

Department Report, June 21, 1974 . . . . . (BUILDING - 4)

Clause #4 continued:

this 25% was deleted and the Regulations were approved with no specific limitation on the proportion of commercial ..."

and the concern expressed by the Chairman of the Civic Development Committee and the False Creek Committee considered the issue and resolved:

THAT the Technical Planning Board adopt as a policy a limitation of approximately 25% on the commercial content in any development either new development or the conversion of the existing buildings; this policy to take effect immediately and continue until the adoption of a revised by-law for the Fairview Slopes.

An area planning programme is being initiated in the Fairview area. As first steps, an area planner is being recruited and an area planning committee will be established.

The programme is expected to include recommended changes to existing CRM-3 Zoning Schedules, including refinement of the existing restriction of commercial uses to 25% or less of any single development. The Technical Planning Board has adopted this interim development control policy, due to the high proportion of development permit applications which have been submitted for predominantly commercial uses. The intention of existing zoning and present planning is to create a primarily residential environment.

Section 3 of the CRM-2 District Schedule which Regulations are subject to special approval by City Council states:

"In order to encourage the development of buildings designed to take advantage of this deep north facing slope, the City Council may in its discretion permit a building at variance with the regulations set out in Section 1 of the Schedule after having received a report thereon from the Technical Planning Board and after consultation with the Vancouver City Planning Commission. In the exercise of this discretion the Council shall also have due regard to the following:

- a) the provision of private outdoor living space; day light; landscaping; the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design;
- b) for buildings approved under this clause only Council shall determine the maximum floor area which shall be allowed having particular regard to the factors noted above.

In no case, however, shall:

- i ) the maximum floor space ratio exceed 1.5 computed as described in Section 1(g) of the CRM-2 District Schedule and
- ii) the height of a building exceed 35 ft. nor 25 ft. measured from the centre line level of the nearest street directly southward."

The Technical Planning Board and the Vancouver City Planning Commission recommend that this development permit application be refused for the following reason:

The amount of commercial space within this development is considered excessive having regard to this site being located in a CRM-2 District.

It is RECOMMENDED that this Development Permit Application No. 65010 be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.



5. Request to Keep a Maximum of Six Horses on Site  
7025 Balaclava Street  
Development Permit Application No. 61408

The Director of Planning reports as follows:

Development Permit Application No. 61408 was filed by Miss Caroline Weeks to construct a 32.25' x 10.25' stable at the north-west corner of this site and to keep a maximum of six horses.

This site is located in a RA-1 Limited Agricultural District. Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses be subject to the approval of City Council.

The Technical Planning Board approved this development permit application permitting the construction of a 32.25' x 10.25' stable at the north-west corner of this site and the keeping of six horses on the site, subject to conditions one of which being that approval of City Council be first obtained for the keeping of six horses on the site.

The Director of Planning recommends that City Council approve the keeping of six horses on this site.

IT IS RECOMMENDED THAT the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 610

Department Report, June 21, 1974 . . . . . (FIRE - 1)

FIRE & TRAFFIC MATTERS

RECOMMENDATION

1. Closure of Robson Street Between  
Howe Street and Hornby Street

The City Engineer reports as follows:

"A decision is required on procedure for closing Robson Street between Howe and Hornby Streets for construction of the proposed B.C. Building. This report reviews the traffic and transit implications of this closure, and recommends on the timing.

Background

The final design of the proposed new Provincial Government buildings on Block 51, 61, 71 emphasizes north-south pedestrian continuity between the blocks with multi-level pedestrian connections somewhat in the manner of the 'linear park' concept.

Smithe Street is overpassed with a rooftop plaza connection that drops down in stepwise fashion to a sunken plaza underpassing Robson Street. To de-emphasize Robson Street traffic and open up the sunken pedestrian plaza as much as possible the Provincial Architects proposed narrowing Robson Street in this area and changing its character from a major traffic artery to a pedestrian and transit-only bridge.

On January 8, 1974 Council 'In Camera' approved this proposal and directed the Mayor to write to the Honourable W.L. Hartley, Minister of Public Works agreeing that -

'The proposal as presented by the Department of Public Works and Arthur Erickson for development of the three (3) blocks is endorsed and accepted. Robson Street will be closed between Howe and Hornby Streets except for two transit lanes of traffic. The 80 foot width of Robson Street would be retained as a dedicated street allowance and be available for additional traffic lanes in the future if the two proposed lanes prove to be inadequate.'

By letter to the Mayor of January 25, 1974 the Minister replied -

'Your recommendations with regard to Robson Street being closed but the retention as a dedicated street allowance and provision for additional traffic lanes in the future, is one which we had discussed and we can incorporate and agree to. It would be your discretion, in the future, as to whether or not these additional lanes would be provided and the responsibility at that time would of course, be yours.'

Your officials have discussed the proposed construction with Concordia Management Company Limited who are handling this work for the Provincial Government. Concordia has said that to complete the Robson Street portions of the work by their target date of late spring 1976, two alternatives are available:

- (a) to construct the extensive areas beneath and adjacent to Robson Street while maintaining traffic at all times - construction operations would need to begin in early November 1974. This method would not only entail numerous relocations of the subject two lanes to allow construction to proceed but as well, would incur substantial cost and time premiums.
- (b) to construct beneath and adjacent to the subject Robson Street section, which would be closed to all traffic. In this case construction would need to start in February 1975.

cont'd ....

Clause No. 1 (cont'd)

Except for the convenience of transit, there is not much point in maintaining traffic at all times during construction and then closing this section of Robson Street to automobiles. The very limited Robson Street transit can be rerouted and a full closure at the start of construction would simplify and shorten the work so that it need not start until after the pre-Christmas heavy traffic period. In view of Council's commitment, alternative (b), i.e. full closure at the start of construction in February 1975, appears to be best.

Traffic Effects of Granville and Robson Closures

In the downtown area there are more north-south routes than east-west routes. In addition, the north-south streets have longer blocks, a better balanced one-way pattern, and are generally better connected (particularly at the Granville Bridge) than the east-west streets. However, more traffic enters the downtown on the east-west streets. Because of this and the heavy bus traffic that has been on Granville Street for many years, the volume of cars on Granville was relatively light, particularly in comparison to some of the east-west streets. The ability of other north-south streets to carry additional traffic, the direct connections of Seymour and Howe with the Granville Bridge on the south, and the fact that Granville Street dead-ends at the waterfront on the north made it a 'natural' for closure from a traffic point of view.

A similar situation does not exist with regard to Robson Street. The traffic effects of the proposed closure of Robson at the Court House are somewhat comparable to the closure of Howe Street at Block 52 in 1970/71, except that traffic volumes were generally lower at that time, Granville Street was fully open, and as pointed out already the north-south streets taken together have more capacity and less traffic than the east-west streets.

A great deal of the traffic coming into the downtown via the Cambie Bridge leaves Robson Street before reaching Howe Street, but an analysis of traffic patterns indicates that approximately 60% of the traffic using Robson Street in one manner or another will be disrupted by the proposed closure between Howe and Hornby. In absolute terms, the 1300 vehicles now using this block of Robson Street in the peak hour will have to divert to other east-west streets, primarily Georgia, Dunsmuir and Nelson, via the north-south streets principally Howe, Seymour, Richards and Homer. This will result in a significant increase in congestion on these streets and more circuitous routing for the detoured traffic.

The Engineering Department will monitor this situation and report back if appropriate.

Transit Considerations

The following table shows the present orientation of the bus system by peak hour volume for the various east-west streets:

EXISTING PEAK HOUR BUS VOLUME

Street	Eastbound	Westbound
Smithe	11	-
Robson	-	11
Georgia	50	50
Dunsmuir	-	60
Pender	73	51
Hastings	73	81
Cordova	28	-

Only one bus route with a volume of 11 buses in the peak hour uses Robson Street at this time. To make efficient use of the east-west street system while reserving Robson Street, or portions thereof, for buses only would require a substantial reorganization of bus routes within and entering the downtown. The Bureau of Transit Services has given no indication that any such major changes are contemplated.

Department Report, June 21, 1974 . . . . . (FIRE - 3)

Clause No. 1 (cont'd)

Under the existing orientation of the bus system, other east-west streets require exclusive bus lanes much more urgently than Robson, but the loss of automobile lanes on Robson will make it more difficult to take other lanes away from automobiles.

The Bureau's preliminary assessment made last year indicated that the critical need they saw was for four exclusive transit lanes on the Granville and Hastings corridors. In staff discussions with the Bureau the only indication of possible transit intensive use of Robson Street has been in reference to streetcars.

Summary

The closure of Robson Street at the Court House will cause considerable traffic problems, significantly more than the previous closure of one block on Howe Street. Under the existing orientation of the bus system, other east-west streets require exclusive bus lanes much more urgently than Robson, but the loss of automobile lanes on Robson will make it more difficult to take other lanes away from automobiles. A major reorganization of downtown bus routes would be required for buses to make efficient use of the transit lanes being provided on Robson and this has not been contemplated.

The Provincial Government's construction management consultants have proposed two alternative methods for the agreed construction on and under Robson between Howe and Hornby Streets, i.e. either close this block of Robson completely in February 1975 for the start of construction; or start construction earlier, in November 1974 but maintain two lanes of traffic at all times.

In view of Council's retention of an option to restore vehicle traffic, it seems appropriate to combine the benefit of complete closure (construction speed and construction after Christmas) with an evaluation of the impact of the closure.

Recommendation

In view of Council's commitment to the Provincial Government in this matter, the City Engineer RECOMMENDS that Council approve the closure to all traffic of Robson Street between Hornby and Howe Streets in February, 1975 for construction, with the Engineering Department to evaluate the impact of the closure for report to Council."

FOR COUNCIL ACTION SEE PAGE(S) 671

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON WATERFRONT

June 6, 1974

A meeting of the Standing Committee of Council on Waterfront was held in the No.1 Committee Room, Third Floor, City Hall, on Thursday, June 6, 1974, at approximately 10:30 a.m.

PRESENT: Alderman Massey (Acting Chairman)  
Alderman Gibson  
Commissioner DuMoulin

ABSENT: Alderman Linnell  
Alderman Pendakur

CLERK: M. Cross

RECOMMENDATION1. Development Permit Application #66462

A memorandum from the Director of Planning dated June 5, 1974, was distributed at the meeting.

Mr. T. Nonay of the Planning Department advised that the Development Permit Application was to erect a 20' x 30' waiting room for the aircraft landing base at the north foot of Jarvis Street. The Committee endorsed a previous development permit application on October 8, 1973, for the retention of a 20' x 30' one storey building on this site to be used as an office in conjunction with an aircraft landing base, and to retain a 10' x 40' marine gangway, and a 15' x 230' marine float at this location for a further limited period of one (1) year, expiring October 31, 1974.

The Director of Planning recommends that Development Permit Application #66462 be endorsed by the Committee for the same time limit as the previous development permit application.

RECOMMENDED

THAT Development Permit Application #66462 be approved for a limited period of time expiring October 31, 1974.

FURTHER THAT the Director of Planning be instructed to process the Development Permit Application in the usual manner.

INFORMATION2. Proposed Sign By-law

On May 30, 1974, the Committee discussed in detail a portion of the Proposed Sign By-law and agreed to continue the discussions at the next meeting.

Mr. Hickley distributed copies of the pages that had been re-written as a result of the meeting on May 30th.

cont'd ...

Standing Committee of Council on Waterfront . . . . . 2  
June 6, 1974

Clause No.2 continued

With respect to the re-written section on Special Approval, under "(e) Rotating Signs" it should be stated that rotating signs do not include trios which are covered under another section. Section (2) will have to be re-written in legal language to permit the Administrator to refer applications to appropriate City departments for advice as to aesthetics or safety.

Mr. Jackson of the Legal Department suggested that Section (9) Appeal be re-written as follows:

"If a sign application has been refused or otherwise rejected, the applicant may appeal to Council, or a body designated by Council, which, in the exercise of its discretion may authorize the issuance of the permit. Any such decision shall be final and conclusive."

With respect to Section (8) Application and Issuance of Permits, "(7) Biennial Inspection" will have to be re-written as there is still no consensus of opinion between the Sign Industry and the Planning Department with respect to the review period of two years because of the 5-year renewal period in the Sign Industry.

Mr. Nicholson, City Electrician, suggested the inclusion of a section to deal with flashing beacons on signs, such section to state light frequencies.

Under Section 7(a) General Provisions, (3) should be changed to read "No sign painted directly on a wall shall be permitted except as provided under the section on Special Approval."

The question of lawn signs was raised and it was felt that Section 323 of the Vancouver Charter might be amended to include something on controlling visual pollution.

Under Schedule (A) Residential Areas, it is suggested that in (7) Temporary Displays, the time limit should be 30 days. It was agreed by the Committee (8) Temporary Signs related to political campaigns or civic, non-commercial, health, safety or welfare campaigns ... should be limited to 6 sq. ft. on private property, shall be no more than 4 ft. in height, and shall not be placed further than 1 ft. in the ground.

A memorandum dated June 5, 1974, from Mr. Matheson, City Building Inspector, was distributed at the meeting. The memorandum expressed the concerns of the Permits and Licenses Department with respect to enforcement of the By-law. Mr. Matheson wished to record the fact that he was opposed to wood being used in projecting signs because of the fire hazard.

After discussion the Committee

RESOLVED

THAT the City Building Inspector, in consultation with the Chief Fire Warden, prepare a report for the Committee on maximum area, structural and safety requirements for wooden projecting signs.

FURTHER THAT the Director of Legal Services consider the matter of amending Section 323 of the Vancouver Charter to include a provision with regard to possibly controlling visual pollution; and report back to the Committee.

The meeting adjourned at approximately 12:30 p.m.

PART REPORT TO COUNCILStanding Committee of Council  
on Social Services

June 6, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 6, 1974 at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)  
Alderman Gibson  
Alderman Marzari

ABSENT: Alderman Hardwick

ALSO PRESENT: Mr. Joe Denofreo, Executive Assistant  
to the Minister of Human Resources

CLERK: H. Dickson

INFORMATION1. Mental Patients' Association - Permits for Halfway Houses

Council on April 2, 1974 adopted a report dated March 18, 1974 from the Director of Permits and Licenses which suggested a definition for rehabilitation homes and concluded by stating that for immediate solution to the problem it is suggested that the Mental Patients' Association occupy their homes as single family dwellings as presently defined in the Zoning and Development By-law, or if the properties are situated in an RT-2 or RM-3 district, application be made for a development permit for a boarding house prior to the building being used as such.

Representatives of the Mental Patients' Association appeared before the Committee to reiterate their previous complaints that their halfway houses, residences for former mental patients and other socially disadvantaged people, do not meet City zoning by-law requirements and that the City has not been able to define and therefore permit such use under the existing zoning by-law.

The representatives suggested the City amend its zoning by-law by including the category "Halfway House" and that this use be permitted in all zones. They presented a brief to this effect (copy of which is attached).

Mr. McClellan, Housing Control Co-ordinator, Department of Permits and Licenses, reported that an application by MPA for a halfway house at 1754 West 10th Avenue was referred to Council which instructed it be treated as a boarding house. A permit for such use was eventually issued by the Technical Planning Board to MPA.

During discussion it was noted the City Planning Department is currently working on a new definition for halfway houses. It was

RESOLVED

THAT the submission of the Mental Patients' Association be received and referred to the Director of Planning;

FURTHER THAT the Committee indicate it regards the matter of permitting halfway house use as urgent and that the Director of Planning report to the Standing Committee of Council on Social Services on this matter as soon as possible.

2. Rent Increase at Hampton Hotel, 124 Powell Street

The Committee, at its meeting of June 30, 1974, recommended that owners of the Hampton, Colonial, and Olympia Hotels and the Orange Apartments appear before Council to show why their business licenses should not be cancelled for alleged violations of the Rent Stabilization Act.

Cont'd . . .

Standing Committee of Council on Social Services . . . . . 2  
June 6, 1974

Clause #2 continued:

Subsequently Lionel Edwards, operator and part-owner of the Hampton Hotel, was permitted to appear before the Social Services Committee rather than Council.

The Downtown Eastside Residents' Association brought to the Committee's attention two cases of rent increase at the Hampton Hotel above the limit of 8% established by the Rent Stabilization Act.

Mr. Edwards stated the Hampton Hotel faces an expenditure of \$20,000 to install a sprinkler system to meet the City fire by-law. He said the Hotel issued notices of rent increase prior to the passage of the Rent Stabilization Act and that when the Act was proclaimed the Hotel withdrew these notices and rent increases within the 8% limit were negotiated.

However, a few of the original notices were left outstanding and upon learning two of these tenants' complaints had been brought by DERA to the Social Services Committee, the Hotel sent notices (copies of which are attached) to these tenants withdrawing the original rent increases.

During discussion the Committee said it is not pleased that there is no provision for enforcement of the Rent Stabilization Act and that tenants won't complain to landlords whose rent increase exceeds 8% for fear of eviction. The Committee

RESOLVED

THAT the undertaking of Mr. Edwards that rent increases at the Hampton Hotel comply with the Rent Stabilization Act be accepted.

RECOMMENDATION

3. First United Church - Grant Request

Mr. Roy Stobie of First United Church appeared before the Committee to request a City contribution of 50% towards the \$300 cost of a bus trip and picnic for 145 future residents of the Oppenheimer Lodge who have become despondent over delays in the opening of their new home. It is

RECOMMENDED

THAT Council approve a grant of \$200 towards the \$300 cost of a bus trip and picnic for the 145 future residents of Oppenheimer Lodge.

4. Youth Services Drop-in Centre, Granville Mall Area

The Committee had before it for consideration the undated report (copy of which is attached) of the Director of Social Planning on this subject.

During discussion, it was noted there is a lack of social services for all people in the Granville Mall area, that the West End Community Council has suggested that all social service agencies be united in their approach to the area, and that social services are required, not just in the summer months, but year-round.

Mr. Joe Denofreo, Executive Assistant to the Minister of Human Resources, said the Resources Board, after consulting with the West End Community Council would make recommendations for a social services program and request funding from the Department of Human Resources for any new staff required. Mr. Tony Mears, P.C. 368, presented a report for the month of May from City Centre Youth Resources, 52 Water Street, (copy of which is attached).



Standing Committee of Council on Social Services . . . . . 3  
June 6, 1974

Clause #4 continued:

Other points raised in discussion:

- City Centre Youth Resources, 52 Water Street, may be required to open a branch office to serve youths in the Granville Mall area;
- That the existing drop-in centre in the area, Native Information Centre on Nelson Street, has been a failure,
- That drop-in centres become the focal point of problems rather than alleviating these problems,
- That it may be difficult for police to ask persons to disperse from the mall area when there is nowhere else for them to go;
- That the opinion of the Police Department is that there should not be a drop-in centre until such a need is demonstrated.

It is

RECOMMENDED

THAT the following recommendations of the Director of Social Planning be approved:

- A. "The Vancouver Resources Board in consultation with the West End Community Council come forward with a proposal for the delivery of social services for the Granville Mall/Davie Street area (Central Business District).
- B. An Advisory Committee be formed for the program, composed of representatives from the Granville Mall Authority, the West End Community Resources Council, The Vancouver Police Department, the Vancouver Resource Board and the Social Planning Department to:
  - a) advise on area problems and needs
  - b) advise on staff goals and activities
  - c) advise on future program directions
- C. The Granville Mall Information Kiosk provide information on hostel accommodation, youth and social services, recreation, health and employment services, in addition to tourism information.
- D. The City of Vancouver and the Provincial Department of Human Resources jointly establish a recreation-focussed program budget in the amount of \$5000 (\$2500 by each party) to be administered by the Assistant Director, Finance and Administration, Welfare and Rehabilitation Division, Department of Human Resources, and made available to the youth service team."

5. Natural Gas Connections for Day Care Centres

Mr. Paul Murphy of Day Care Information Centre, told the Committee that while Council has agreed to pay for electrical, water and sewer hook-ups for day care centres, it has not agreed to pay for natural gas connections.

Following discussion it was

RECOMMENDED

THAT in addition to electrical, water and sewer connections, the City pay for natural gas connections to buildings to be used as day care centres.

Cont'd . . .

Standing Committee of Council on Social Services . . . . . 4  
June 6, 1974

## INFORMATION

### 6. Rent Increase - Cobalt Hotel, 917 Main Street

The Downtown Eastside Residents' Association presented to the Committee a complaint of a rent increase in excess of the 8% ceiling established by the Rent Stabilization Act, imposed on a tenant at the Cobalt Hotel. Bruce Eriksen of DERA also told the Committee there have been health and lodging house by-law violations at the Cobalt Hotel.

Mr. and Mrs. Dorush, operators of the hotel, assured the Committee that no rent increases above 8% would be charged at the Cobalt Hotel. Following discussion it was

#### RESOLVED

THAT the undertaking of Mr. and Mrs. Dorush that there would be no rent increases above the 8% limit established by the Rent Stabilization Act at the Cobalt Hotel be received;

FURTHER THAT the Medical Health Officer report back to the Committee in two weeks on any health by-law infractions at the Cobalt Hotel.

### 7. Lookout - Emergency Shelter and Services for Seniors

Mrs. Susan Anderson of the City Social Planning Department informed the Committee the Department of Human Resources has refused to provide funds for the continuation of this service which has operated in the Skid Road area under a LIP grant since January 1, 1972 (see attached letter).

Mrs. Anderson said the Social Planning Department supports the service which has also received a grant of \$400 per month for April and May of which half is recoverable under the Canada Assistance Plan, to cover the cost of bus tours. The bus tour grants expired at the same time as the LIP funds.

She suggested representatives of the Department of Human Resources, National Health and Welfare Department, Drug and Alcohol Commission, City Health Department, Downtown Community Health Society, Strathcona Community Care Team, City Social Planning Department and Lookout appear before the Social Services Committee to discuss this program. It was

#### RESOLVED

THAT the Department of Human Resources, National Health and Welfare Department, Drug and Alcohol Commission, City Health Department, Downtown Community Health Society, Strathcona Community Care Team, City Social Planning Department and Lookout appear before the Social Service Committee to discuss this program.

## RECOMMENDATION

### 8. Hard to House Facility, 300 Block East Cordova Street

The Chairman reported he has received complaints that plants grown by downtown eastside area residents on this plot of City-owned land are being stolen.

#### RECOMMENDED

THAT the City supply fencing for the property for the Hard to House Facility in the 300 Block East Cordova Street.

The meeting adjourned at approximately 3:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 611-2

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON CIVIC DEVELOPMENT

June 6, 1974

A meeting of the Standing Committee of Council on Civic Development was held in the No.1 Committee Room, third floor, City Hall, on Thursday, June 6, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Hardwick (Chairman)  
Alderman Bowers  
Alderman Massey

ABSENT: Alderman Pendakur

CLERK: M. Cross

Adoption of Minutes of May 9, 1974.

RECOMMENDATION1. Major Planning Reports Scheduled for 1974

In a report dated June 4, 1974, the Director of Planning listed information on all planning matters requiring action by Standing Committees and Council in the period June to December 1974. With the aid of a flow chart Mr. Spaxman went through the list of items with the Committee. The following are some of the major points of discussion.

With respect to Downtown, he advised that the Committee would receive the report on guidelines and zoning technique by the end of July for a Public Hearing in September/October. It was agreed that the latest date for presentation to Council would be September 17th.

The historic area rezoning applications will go to Council on June 11th with the Public Hearing to be held as soon as possible thereafter. Stage III of the Waterfront Study should be completed in August with Stage IV being completed in September. The amendment to the regional plan changing the Waterfront zoning from Industrial to Urban will go before the G.V.R.D. in July.

Reports on the Harbour Park and Marathon Developments should go to Council in September.

The Waterfront Study should be considered with respect to the Downtown Study and the Planning Department is working out some inter-relationships between the two studies.

The report on West End Rezoning should go to Council August 27th for a Public Hearing on September 10th. This Public Hearing should be held at the King George Secondary School.

The Neighbourhood Improvement Program Area Selection report will go to the Standing Committee on Community Development on June 20th with the concept plan going to Committee in mid September. It was pointed out that senior government approval must be obtained by November or the funds would be lost.

cont'd ....

Standing Committee of Council on Civic Development . . . . . 2  
June 6, 1974

Clause No.1 continued

Mr. Spaxman pointed out that Mount Pleasant, Grandview Woodland and the Downtown Eastside have requested area planning programs.

The Consultant's report for Areas E and F in Champlain Heights will go to Committee at the end of July with discussions being held in the community in August. The plan approval should go to Committee in October.

If Cedar-Cottage is approved as one of the areas for NIP funding the area planning program will start in July with the concept plan going to Committee in mid September.

The Thunderbird Neighbourhood Planning Project report will go to the Standing Committee on Community Development at the end of June with the site plan going to Committee in September.

The Charles-Adanac report on density and land price will go to Committee July/August with the rezoning going to Public Hearing September/October.

The proposal for the Langara lands will be presented to Council in mid July with the Public Hearing slated for early September.

The final report on sign control will be submitted to the Standing Committee on Waterfront in mid July with the Public Hearing being held in September.

With respect to "interim policy" departmental task force, the department is working on the appropriate zoning for West Broadway and alternative forms of housing in RM-3 zones.

After discussion the Committee

RECOMMENDED

THAT the report of the Director of Planning be received and the appendix be distributed to the Standing Committees on Waterfront and Community Development for information.

INFORMATION

2. TEAG - Downtown Planning Study

Mr. Gerald Davis of the Environmental Analysis Group, was present to give the Committee a further progress report on the Downtown study. He distributed two preliminary draft reports to the Chairman on "Alternative Futures for Vancouver Downtown" and "Development Control Process and Bylaw Revision Process".

(These reports are on file in the City Clerk's Office.)

Mr. Davis advised that the number of special zoning districts in the study area was being cut with 20 remaining in the C.B.D. and the area Main to Gore, and that the Urban Designer was now transferring the written material into diagram form. Work is under way on loading points for various forms of transportation. Contact has been made with the Vancouver Heritage Advisory Board with respect to key heritage buildings downtown and a meeting is to be set up for June 24th.

cont'd ....

Standing Committee of Council on Civic Development . . . . . 3  
June 6, 1974

Clause No.2 continued

The Chairman advised that he had obtained a copy of a comprehensive report being done for Downtown Toronto containing detailed discussion of the problems involved including environmental and traffic matters. The report was prepared by the Toronto City Council and the Citizens' Advisory Committee. It was felt that the objectives and policy statements in the report should be reviewed by members of the Civic Development Committee, the Downtown Team and the Citizens' Advisory Committee.

It was agreed that copies of the report would be made and distributed as follows:

- 1 - Civic Development Committee (On file in the City Clerk's Office)
- 1 - Planning Department
- 1 - Downtown Team
- 1 - Citizens' Advisory Committee

Mr. Davis stated that they were now at the stage where they would be able to get input from various committees, i.e. Granville Mall Committee, for incorporation into their study.

RESOLVED

THAT the Committee receive Mr. Davis' progress report.

RECOMMENDATION

3. Vancouver Heritage Advisory Board -  
Retention of Historic Buildings

The Vancouver Heritage Advisory Board at its meetings of May 6th and 27th, considered the following buildings:

Marwell Building - 1500 West Georgia  
975 Lagoon Drive - Residence  
Simpson Block - Corner of Davie and Denman Streets

With respect to the Marwell Building, the V.H.A.B. recommended that Council explore the possibilities of negotiating with Rhone and Iredale to retain and incorporate the Marwell Building into its new development. With respect to the Park Superintendent's Residence, 975 Lagoon Drive, the V.H.A.B. requested that Council take whatever steps necessary to prevent the demolition of this residence and that any use of the building should not be inconsistent with the Board's endeavour to retain the premises and its characteristics as a historic building.

In dealing with the Simpson Block the V.H.A.B. recommended that the developer be asked to consider the inclusion of the Simpson Block generally in its present form in the new development. The extracts of the V.H.A.B. Minutes on the above three buildings are attached for information.

Mrs. Nancy Oliver of the Planning Department was requested to obtain information from the Director of Legal Services on the status of the Charter amendment and to obtain from the V.H.A.B. their priority list of heritage buildings, for report back to the Committee.

cont'd ....

Standing Committee of Council on Civic Development . . . . . 4  
June 6, 1974

Clause No.3 continued

After discussion, the Committee

RECOMMENDED

- a. THAT the Committee feels the Park Superintendent's Residence at 975 Lagoon Drive is of heritage quality and any plans for renovation or redevelopment be discussed with the Vancouver Heritage Advisory Board.
- b. THAT the V.H.A.B. recommendations on the Marwell Building, 1500 West Gerogia, and the Simpson Block, Corner of Davie and Denman Streets, be received.
- c. THAT Mrs. Nancy Oliver of the Planning Department, report back to the Committee on the matter of the Charter amendment and the V.H.A.B. priority list of heritage buildings.

4. False Creek Zoning

Mr. G. Sixta of Johnston Associates presented to the Committee his report on a proposal for a CD-zone for the False Creek Basin. He advised that this comprehensive zone would be different from any presently enforced in Vancouver, and would have no specific plans on which comprehensive development is based. The new zoning should lay the foundations for future development and end the present industrial zoning in the False Creek Basin. The zoning of the Basin is a three-step process - establish a CD-zone specifying conditional land use, densities and the approximate location of areas to be developed and areas to be left open - develop detailed area plans - proceed with detailed development following the standard development permit procedure.

Mr. Spaxman advised that the Technical Planning Board could deal with the matter on June 21st and the City Planning Commission could deal with it at their next regular meeting. He suggested the report go to Council for information, stating that it was being discussed by the Technical Planning Board and Planning Commission, so that the public could be informed. It was suggested that the draft bylaw be circulated by the Director of Planning and go to the Technical Planning Board and City Planning Commission for report to Council on June 25th with the Public Hearing to be set for July 9th.

RECOMMENDED

- a. THAT the report on "Proposal for a CD-zone for the False Creek Basin" be received and that Council be informed by the Chairman of the timing with respect to the schedule for rezoning of the False Creek Basin.
- b. THAT the per diem Consultant Fund for the Assistant Director, Civic Development, be increased by \$2,000.

The meeting adjourned at approximately 6:10 p.m.

STANDING COMMITTEE OF COUNCIL  
ON HOUSING

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June 11, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, June 11, 1974, at 10:30 a.m.

PRESENT: Alderman Harcourt, Chairman  
Alderman Rankin  
Alderman Volrich

ABSENT: Alderman Massey (civic business)

CLERK: R. Demofsky

The Minutes of the meeting of May 14, 1974 were adopted.

RECOMMENDATION:

1. Renovation and Operation of the Central and Ferry Hotels

Representatives of the United Housing Foundation and Downtown East Side Housing Association were present to discuss a letter dated June 6, 1974 regarding housing in the downtown east side area, and a progress report dated March 27, 1974 on the renovation and operation of the Central and Ferry Hotels; submitted for the Committee's consideration. (This progress report is on file in the City Clerk's Office.)

The letter expressed concern that some hotel owners in the downtown east side area would not conform to the Fire and Lodging House By-law regulations, and would convert these premises to commercial uses. Further, that the United Housing Foundation should be active in the preservation of existing downtown east side housing. It referred to a study being done on the Gastown housing problems, and concluded by requesting that the City of Vancouver help finance this study.

The Chairman advised that the takeover of the Central and Ferry Hotels by the United Housing Foundation was an experimental project.

The Committee was advised that the Vancouver Opportunities Program (V.O.P.) volunteer workers which the United Housing Foundation originally intended to have work in this facility, in order to keep rental rates within the means of the residents, and to effect significant savings which would minimize any required subsidies, could not be used effectively. Therefore, the only effective way to operate this much needed facility would be to have the City of Vancouver subsidize it.

It was noted that such services as twenty-four hour supervision, weekly clean-ups, daily inspection, complete laundry change weekly by the staff, and regular (daily if possible) removal of garbage from rooms, were provided, resulting in increased operating costs.

The Committee was advised that the major problems being encountered were management, and building standards required by both C.M.H.C. and the City of Vancouver. The Committee commended the United Housing Foundation on the good job they had done to date, and offered encouragement to continue with this project.

RECOMMENDED,

- A. THAT Council approve a grant of \$3,000 to the United Housing Foundation, being one-half of the total amount required to have the management consultant firm of Pannell, Kerr, Forster, and Associates do a study on "The Effective Management Structure, and Building Standards Allowing Renovations to be Economically Feasible", on the Central and Ferry Hotels.

Cont'd . . .

Standing Committee of Council  
on Housing

June 11, 1974 . . . . . 2

- B. THAT the United Housing Foundation report back to the Committee when the results of this study are available.
- C. THAT the progress report by the United Housing Foundation on the Central and Ferry Hotels dated March 27, 1974 be received.

INFORMATION:

2. Letters on Downtown Eastside Residential Facility and Grandview-Woodlands Single Women's Housing

Submitted for the Committee's consideration were two letters from the G.V.R.D. Co-ordinating Committee, both dated May 29, 1974.

The first letter advised that the G.V.R.D. Co-ordinating Committee at its meeting on May 8, 1974, agreed to purchase a site in the East End of the City for development of a single man's housing unit. The site consists of: Lots 10-14, Block 56, D.L. 196, Plan 196. The Supervisor of Property and Insurance advised that no problem would be encountered in acquiring this land, and that the purchase price would be lower than originally anticipated.

The second letter advised that the G.V.R.D. Co-ordinating Committee at its meeting on May 8, 1974, also agreed to purchase two sites in the Grandview-Woodlands community for the development of a single women's housing unit:

Site A: Lots 22-27, Blk. 2 of C and 33, 34 of Blk. 2 of D of 146 D.L. 264A.

Site C: Lots A and B of Blk. 9 of C, D.L. 183.

RESOLVED,

THAT the two letters referred to above be received.

3. Balmoral Hotel

The Committee had before it for consideration a letter from McNeill Realty Ltd., dated May 30, 1974 advising that they had written to the Minister of Human Resources offering to sell the Balmoral Hotel to the Province of British Columbia for possible use as a residence for older men who live in that area of the City of Vancouver.

Following brief discussion, the Committee

RESOLVED,

- A. THAT this matter be referred to the Supervisor of Property and Insurance for report back to the Committee on the existing rental situation, and present market value of the Balmoral Hotel.
- B. THAT the United Housing Foundation be approached to see if they would be willing to take over operation of this facility.

The meeting adjourned at approximately 11:30 a.m.

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FOR COUNCIL ACTION SEE PAGE(S) 672



REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL ON  
SOCIAL SERVICES

June 13, 1974.

A meeting of the Standing Committee of Council on Social Services was held on Thursday, June 13, 1974, in the No. 1 Committee Room, Third Floor, City Hall, at 1:30 p.m.

PRESENT: Alderman Rankin, Chairman  
Alderman Marzari  
Alderman Gibson  
Alderman Hardwick

ALSO  
PRESENT: Mr. Joe Denofreo, Executive Assistant  
to the Minister of Human Resources

CLERK: H. Dickson

RECOMMENDATIONS:

1. Ray-Cam Recreation Centre - Activity Room

The Committee had before it for consideration a report dated May 30, 1974, from the Director of Social Planning (a copy of which is attached) which pointed out the cost of the basement activity room, showers, and sauna, of which the City must pay two-thirds, has risen from \$90,000 to \$161,850, and that \$39,000 towards this cost has been made available by the Department of Recreation and Conservation under the Recreation Facilities Funding Act. This leaves \$122,850 to be paid by the City, double Council's earlier commitment.

Ray Young of the Social Planning Department appeared and spoke to this matter. He pointed out the Social Planning Department has made no comment on the Ray-Cam Co-operative Association's management proposal which would cost \$173,680 for a year (a copy of which is attached).

A representative of C.M.H.C. indicated the local C.M.H.C. office approves of its increased share of the cost.

The Committee questioned the high cost of management and the Ray-Cam Co-operative Association's request for autonomy in the operation of the building. A spokesman for Ray-Cam Co-operative Association said the management figure is a primary one, and that management of the facility should be discussed.

During discussion it was noted the Ray-Cam Co-operative Association's management proposal does not include representatives of the Park or Library Boards and some reservation was expressed on the creation of new bodies whose function duplicates an existing service.

It is RECOMMENDED,

- A. THAT the City reaffirm its commitment to the basement activity room, showers, and sauna, at the new estimated cost of \$122,850.
- B. THAT the City commit itself to pay 30% annually to all utility and maintenance costs for the Ray-Cam building, this percentage being equal to the City's share of the capital cost; subject to a definite figure on this cost being made available to the Social Planning Department for report to Council.
- C. THAT discussions be held by the Social Planning Department and the Ray-Cam Co-operative Association on the following points:

Cont'd . . .

Standing Committee of Council on  
Social Services

June 13, 1974 . . . . . 2

- a. The management proposal, submitted by the Ray-Cam Association, requiring an annual City grant for operating, programs, and staff costs of \$165,880 (approximately), plus normal annual increments over the life of the facility.
- b. The following principles inherent in the management proposal:
  - (i) the complete independence of the Ray-Cam Association in the administration and management of the facility with no role for either the Vancouver Parks Board or the Vancouver Public Library.
  - (ii) a double subsidy for the food co-operative, including the rent free space provided by the Federal-Provincial Partnership, as well as City funding for staff, equipment and administration costs for the store.
  - (iii) use of the facility by Ray-Cam Association members only, with the potential for an additional user fee to be charged, if the Association deems necessary;
  - (iv) a City subsidy for a substantial portion of all equipment and furnishings.

2. Lookout - Request for Funding

Karen O'Shannacery, Director of Lookout, appeared in support of Lookout's appeal for assistance and presented a revised budget of \$80,970 (a copy of which is attached) for the operation of this service which provides emergency assistance for older persons suffering from various social problems.

The service has operated from January 1, 1972 to May 31, 1974 under L.I.P. funds and Lookout's application to the Provincial Department of Human Resources for continued funding was refused. The service is now operated by volunteers and rent is being paid by donations.

Mr. Joe Denofreo of the Department of Human Resources stated his department received 141 applications for continuation of funds previously provided by the Federal L.I.P. program and all were evaluated and 67 applications were approved, Lookout excluded.

A spokesman from the Non-medical Use of Drugs Division of the Department of National Health and Welfare said the Lookout service is a good one, and that the Federal Department might be willing to pay for salaries of three or four staff members, depending upon what other public bodies are willing to contribute to the program.

Ms. O'Shannacery indicated Lookout is optimistic it may be able to acquire some funds from the Provincial Drug and Alcohol Commission.

Representatives of the Strathcona Community Care Team and St. Paul's Church also spoke favourably of the Lookout program.

During discussion it was suggested the Committee should obtain a copy of the Provincial Department of Human Resources' evaluation of the Lookout program.

It was RECOMMENDED,

THAT Council approve a grant of \$10,500 to cover rent, utilities, food, transportation and miscellaneous expenses to Lookout for twelve months; subject to a favourable report being received from the Department of Human Resources and subject to the Provincial Alcohol and Drug Commission and

Cont'd . . .

Standing Committee of Council on  
Social Services

June 13, 1974 . . . . . 3

the Department of National Health and Welfare, sharing in the cost of salaries for eight staff members.

INFORMATION:

3. St. Michael's Day Care - 409 East Broadway

The Committee had before it for consideration a report from the Department of Permits and Licenses (a copy of which is attached) on what alterations are required to permit the day care centre to use the upper floor of the church.

During discussion it was noted the report concludes with the statement the church might not want the work done regardless of the source of funds.

Paul Murphy of the Day Care Information Centre said it would not be wise to spend \$12,000 to \$18,000 if the church does not want the renovations. He was supported in this statement by Mr. Joe Denofreo, Executive Assistant to the Minister of Human Resources.

Bonnie Roberts, operator of the Day Care Centre told the Committee there is a waiting list of eighty for this particular day care centre.

Following discussion, it was

RESOLVED,

THAT the Committee request Reverend W. Hillary of St. Michael's Church, 409 East Broadway, to appear before the Committee to present any objections the church might have to renovations made to the church at the Province's cost. Church renovations would permit the day care centre currently using the building to make use of the second floor within provisions of the City Fire By-law.

4. Day Care Operation at West End Community Centre

Marilyn Sarti of the West End Community Centre Association told the Committee there has been some problem in resolving the issue of how many children are to be accommodated in the day care operation planned for the centre, now under construction.

She said she believes the centre was approved by the voters on the basis that it included day care service for fifty children (two day care units of twenty-five children). However, only 33 1/3 children have been provided for in the floor area allocation for day care.

Following discussion, it was

RESOLVED,

THAT the Committee request members of the Park Board and the West End Community Centre Association to appear before it with copies of plans for the West End Community Centre and the original cost sharing agreement between the Province and the Park Board for the building,

FURTHER THAT the architect, Joe Wai, of Thompson, Berwick, Pratt and Partners be requested to also appear.

5. Shaughnessy Lodge, 1298 West 10th Avenue -  
Rent Increases

Mary Anderson, Vice-President of the Vancouver Tenants Council, and tenants of Shaughnessy Lodge appeared on behalf of the 65 residents

Standing Committee of Council on  
Social Services

June 13, 1974 . . . . . 4

of the Lodge and complained they were given notices on April 1, 1974 of rent increases ranging from 17% to 25%. They said the building is owned by Mrs. Stroschin, of #1, 1201 Georgia Street.

Mary Anderson also pointed out the Rent Stabilisation Act does not safeguard against tenants being evicted for non-payment of rent increases above 8% and she said the V.C.T. receives more complaints of people being evicted then ever before.

During discussion it was suggested the notices of rent increases should have been presented on March 31, 1974 rather than April 1, 1974.

Following discussion it was

RESOLVED,

THAT Mrs. Stroschin, owner of Shaughnessy Lodge, 1298 West 10th Avenue, be requested to appear before the Committee to explain why she is not abiding by the Rent Stabilization Act.

FURTHER THAT the clerk supply the Committee with a list of other properties owned by Mrs. Stroschin, and that the Committee be provided with copies of the new landlord and tenants regulations announced this day by Attorney-General Alex Macdonald.

The meeting adjourned at approximately 3:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 613

STANDING COMMITTEE OF COUNCIL  
ON HOUSING

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June 11, 1974

An "In Camera" meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, June 11, 1974, at 11:30 a.m.

PRESENT: Alderman Harcourt  
Alderman Rankin  
Alderman Volrich

ABSENT: Alderman Massey (civic business)

CLERK: R. Demofsky

RECOMMENDATION:

1. Housing Relocation Service

Submitted for the Committee's consideration was the attached report from the Department of Social Planning regarding Housing Relocation.

The Committee was advised that the staff of the Red Door Information Centre, which is presently providing a housing relocation service in Vancouver, would be incorporated into this program. This would result in an overall housing relocation service which would provide the necessary information regarding available accommodation, and also transport people in search of accommodation, (as the Red Door presently does). However, it was noted that the other private rental agencies would remain in operation.

The Chairman advised that he had talked with the Minister of Human Resources about this matter, and that he preferred having this relocation service run by a non-profit organization and possibly funded by the Provincial Government.

RECOMMENDED,

- A. THAT the Director of Social Planning be authorized to enter into detailed negotiations with Timesavers with regard to (a) the cost of the company; (b) the contract for computer services.
- B. THAT the Chairman of the Housing Committee be authorized to negotiate with the appropriate Provincial Ministers to share in the cost of Timesavers and in the operating cost of the service on a non-profit basis.
- C. THAT the Director of Social Planning report back on the question of a suitable non-profit agency, either already established or to be newly established, that would be responsible for the operation of the non-profit housing service.
- D. THAT the Relocation Service Proposal outlined in this report be approved in principle, subject to an early report back to the Committee from the Director of Social Planning; this report to include full details on:
  - (a) a suitable price for Timesavers
  - (b) a suitable cost sharing formula with the Province
  - (c) a suitable non-profit sponsor
- E. THAT the Board of Administration circulate copies of this report to the relevant departments of the City of Vancouver for their comments.

The meeting adjourned at approximately 11:40 a.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY DEVELOPMENT

June 13, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 13, 1974 at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)  
Alderman Harcourt  
Alderman Marzari  
Alderman Rankin

CLERK: D. Bennett

Adoption of Minutes

The minutes of the meeting held May 30, 1974 were adopted.

RECOMMENDATIONS

1. Knight Road Area Delegation

Mr. Fred Miller, Chairman of the Knight Road Committee, appeared on behalf of residents of the area and asked that consideration be given to the following requests of the residents in this residential district:

- "(a) A retroactive cancellation of the improvement taxes levied for unwanted and unasked for 'improvements'.
- (b) Stringently enforced speed controls.
- (c) Pushbutton controlled traffic lights on marked crosswalks. (29th., 37th., and 62nd. in particular.)
- (d) A well regulated traffic flow.
- (e) Noise control.
- (f) Payment for incurred damages to homes caused by increased traffic
- (g) Enforced truck restrictions."

He expressed concern with respect to these various items and commented that traffic controls will be required in the area of the park which is to be located in the vicinity of the Knight Road Bridge on the south side of Marine Drive.

The Committee discussed request (a) dealing with the retroactive cancellation of the improvement taxes levied and noted a report of the Board of Administration dated June 13, 1974 (copy of which is attached). In speaking to this report Mr. H. Urquhart advised that all the property owners on Knight Street had been assessed the property owners' share of the paving and curbing improvements with the exception of the section between 26th and 33rd Avenues. This section was brought to a Court of Revision and Council, on August 16, 1973, passed a motion that this project not be proceeded with as a local improvement but that it be carried out and the cost be charged against General Revenue and the 1973 Basic Capital Budget be adjusted accordingly. Mr. Urquhart stated the cost of the property owners' share from 12th Avenue and Clark south to 63rd Avenue on Knight Street totalled \$134,026.42. He further stated that the section between 12th Avenue and Clark to 26th Avenue is on a by-law which expires in 1976 and that portion represented \$47,335.61 which was included in the total property owners' share of \$134,026.42. Because of the fact that the by-law expires in 1976 that for practical purposes this amount should be deducted from the

Standing Committee of Council on Community Development . . . . . 2  
June 13, 1974

Clause #1 continued:

previously mentioned total. The Committee was of the opinion that a report setting out the actual cost should be obtained from the Director of Finance.

In discussing other requests of the delegation the Assistant City Engineer, Traffic and Transportation, advised that there will be a report on truck traffic in July and until this report comes forward, no action can be taken on this particular matter.

The residents of the area expressed concern with respect to controlled traffic lights at various locations and suggested 47th and Knight should also be considered as an intersection requiring signalization.

After due consideration of the requests of the delegation it was  
RECOMMENDED

- (i) THAT forgiveness of local improvement taxes be made to the property owners from 12th Avenue and Clark Drive to 26th Avenue on Knight Street and from 33rd Avenue to 63rd Avenue on Knight Street on the same basis as was given to the property owners between 26th Avenue and 33rd Avenue on Knight Street.

FURTHER THAT the Director of Finance report simultaneously with this report going to Council as to the precise cost of the forgiveness of these local improvement taxes.

- (ii) THAT requests of the delegation numbered (b), (c), (d) and (g) and quoted above be referred to the Official Traffic Commission for further consideration.
- (iii) THAT Item (e) quoted above be referred to the Chairman who will investigate and report to a subsequent meeting.
- (iv) THAT Item (f) be received.
- (v) THAT the Assistant City Engineer, Traffic and Transportation, be requested to consider what traffic safety measures can be implemented when the park is completed in the Knight Road Bridge area on the south side of Marine Drive.

Alderman Volrich is recorded as voting against Recommendation (i).

2. Thunderbird Neighbourhood Planning Project and City-Owned Land

The Director of Planning submitted for the Committee's consideration a report dated May 23, 1974 (copy of which is attached) which set out a history of Council's action and action taken by the community with respect to the two parcels of land known as Thunderbird Island Community; one parcel being bounded by Skeena Street, Highway 401 and 2nd and 5th Avenues zoned M-2 Heavy Industrial, and the second parcel bounded by Cassiar Street, Skeena Street and 1st and 2nd Avenues zoned RS-1 Single Family Dwelling.

Mr. R. Youngberg reviewed the report for the information of the Committee and suggested a minor change be made in the recommendations contained in the report.

After due consideration it was

RECOMMENDED

- (a) THAT Council approve in principle the proposal to develop the approximately 11 acres of City-owned land in the Thunderbird Island for uses including some form of community

Standing Committee of Council on Community Development . . . . . 3  
June 13, 1974

Clause #2 continued:

open space, Day Care Centre(s), Church, a Community Centre  
and a warehouse.

- (b) THAT Council endorse the process undertaken by the Planning  
Department to pull together a site plan which will meet  
with the approval of the local residents and participating  
developers.

The meeting adjourned at approximately 4:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 6214



REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON SOCIAL SERVICES

June 13, 1974

A meeting of the Standing Committee of Council on Social Services was held on Thursday, June 13, 1974 at approximately 7:30 p.m. in the Council Chamber, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)  
Alderman Hardwick  
Alderman Marzari

ABSENT: Alderman Gibson

CLERK: H. Dickson

INFORMATION1. Commercial Rental Agencies

This public meeting was called to hear submissions from the public and from commercial rental agencies on the operations of these types of businesses in the City.

The following persons appeared before the Committee and following are some notes taken during their submissions:

(a) Mr. B. Eriksen, on behalf of Downtown Eastside Residents Association

- listings of suites and homes for rent by commercial rental agencies are useless -- he says he has heard of cases of only 1 out of 50 listings being available for rent;
- read a brief questioning whether the City is interested in acquiring one of the agencies;

(b) Mr. L. Bantleman (works for D.E.R.A.)

- said he registered as a client with Rentex nine months ago and used the service on several occasions;
- claimed there is a great deal of secrecy; that clients are given a secret number; that clients have to go to the agency's office to see lists of accommodation available;
- said several times he had found listed accommodation had already been rented and landlords surprised that more potential renters were coming;

(c) Shelley Rivkin of Consumer Action League

- read a brief and added that she received a recent complaint from a woman who was given 30 listed accommodations by an agency and all were rented. The woman cancelled her cheque to the agency and then allegedly received a threatening phone call from the agency;

cont'd ....

Clause No. 1 (cont'd)

(d) Mr. Haggart of Homehunters of Canada

- said 600 people who signed a petition during recent picketing of Homehunters office were merely passersby on the street who probably knew nothing of the agency's business;
- said in the 1½ years of Homehunters operation, there have only been about 3 or 4 complaints from over 30,000 people who have been served by Homehunters;
- staff works until 11:00 or 12:00 at night finding accommodations, switchboard and counsellors are available 7 days a week, 40-50% of listings are exclusive and there are four phone lines coming in;
- said many landlords do not call the agency to inform it if a home or suite has been rented and should be delisted;
- has up to 220 new listings per day coming in or about 1,000 new listings per month;
- Homehunters does not charge its \$20.00 fee for finding accommodation for senior citizens;

(e) Irene Cavaliero of Vancouver Rental Aid

- read a brief and advised of two complaints of lack of service from clients of Homehunters and Rentex;

(f) Steve Hegdes

- paid \$20.00 to Timesavers; claimed he was shuffled into a back room full of files and six phones, and had to phone the listings himself to see if they were available;
- paid \$60.00 per week to stay in a motel with his wife and son, found a place on his own but the landlord was taking bids from potential tenants, the highest bid over \$130.00 would receive the apartment -- he rented the apartment for \$150.00 a month when it had been advertised for \$130.00;
- got no satisfaction from Timesavers;

(g) Margaret Davies of the Human Resources Housing Aid

- claimed that the agencies are not needed;
- suggested a free agency combining the operations of Vancouver Rental Aid, West End Landlord Tenant Centre and the Human Resources Housing Aid, which should be run by City Hall as a free service;

(h) Stephan Mochnacki, Student Housing Committee of the Alma Mater Society, U.B.C.

- read a brief; in response to questions from the Committee, he said his Housing Committee gives priority to students from out of town and his agency is seeking additional funding;

Clause No. 1 (cont'd)

(i) David Johnson of the Central Housing Registry

- read a brief and stated the Central Housing Registry handles 50 persons per day;

(j) Bruce Innes, Greater Vancouver Apartment Owners Assoc.

- represents owners of 40,000 suites in the Greater Vancouver area;
- stated the Association is opposed to taxpayers' money going toward the operation of a rental agency;
- the Association members do not employ rental agencies but apartment managers put out vacancy signs or have a waiting list of future tenants;
- said he does not believe Pacific Apartment Management Association, representing owners of 20,000 suites, uses commercial rental agencies;

(k) Tom Hansen, Vancouver Area Council of the N.D.P.

- read a brief which recommended that the City work along with the non-profit groups, who have experience in this field, in setting up a free public owned rental listing agency;

(l) George Attridge of Rentex

- read a brief;
- stated Rentex has had 8,063 clients this year, 30-40% of listings are phoned in to the agency by apartment managers;
- stated that, by far, the vast majority of customers are satisfied;
- in answer to a question, he said Rentex encountered serious problems collecting bills when it operated on a fee for service basis;
- Rentex listings are obtained from apartment managers phoning in, from newspapers, and realtors;
- Rentex is operated on a franchise basis;

(m) Greg Mason

- read a brief and stated he has a Ph.D. in Economics and has spent considerable time studying commercial rental agencies;
- pointed out there has been a drop in advertising of suites and homes by owners in daily newspapers;
- spoke in opposition to taxpayers' money being used to operate a rental agency and suggested the "front end fee" should be eliminated;

cont'd ....

Clause No. 1 (cont'd)

(n) Vince Forbes, Better Business Bureau

- stated Timesavers is the oldest business in operation in Vancouver, having been established in August, 1972, followed by Homehunters in May, 1973, Rentex in June, 1973 and Dial-a-Home a month ago;
- stated the Bureau has received six complaints on Timesavers eight on Homehunters and two on Rentex;
- Rentex was the only company which made adjustments as a result of these complaints;
- he illustrated the declining number of unfurnished suites advertised for rent by apartment managers by citing the Saturday, June 8th edition of the Vancouver Sun, which listed 123 unfurnished suites advertised by owners compared with 392 listed by rental agencies;
- stated the Bureau has also received a number of telephone complaints and suggested that paying in advance for a service is not a good practice.

(Copies of all the briefs are on file in the City Clerk's office.)

The Chairman informed those present that the topic would be discussed at a future meeting of the Social Services committee.

The meeting adjourned at approximately 10:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 674

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PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON SOCIAL SERVICES

June 20, 1974

A meeting of the Standing Committee of Council on Social Services was held on Thursday, June 20, 1974 at approximately 1:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)  
Alderman Gibson  
Alderman Marzari

ABSENT: Alderman Hardwick (Civic Business)

CLERK: H. Dickson

RECOMMENDATION

1. Septic Tank for Day Care Centre at B.C. Hydro  
Sub-station, 49th Avenue and Boundary Road

The Committee had before it for discussion an extract from the Department report, Building & Planning matters, dated June 7, 1974 (attached for information), which was considered by Council at its meeting of June 11, 1974. The Committee noted that Council approved the following recommendations:

- "(a) That the City conclude the sale of the substation site at 49th Avenue and Boundary Road with B.C. Hydro by approving the recommendation of the Supervisor of Property and Insurance contained in his report of May 4, 1973.
- (b) That a lease, based on the foregoing conditions, be entered into with B.C. Hydro to provide day care facilities on the substation site."

The Director of Environmental Health stated that a septic tank, at a cost of not more than \$2,500, would be acceptable as an alternative to a sewer connection.

Mr. P. Murphy, Day Care Information Centre, requested that in addition to the septic tank, the City pay for installation of water, gas and electrical services, as has been done at other day care centres. Following discussion, it was

RECOMMENDED

THAT the City pay up to \$2,500 for installation of a septic tank, as well as paying for water, gas and electrical connections for a day care centre located at the site of a future B.C. Hydro substation at 49th Avenue and Boundary Road.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON COMMUNITY DEVELOPMENT

June 20, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 20, 1974 at approximately 3:40 p.m.

PRESENT: Alderman Volrich (Chairman)  
Alderman Marzari  
Alderman Rankin

ABSENT: Alderman Harcourt (on Civic Business)

CLERK: D. Bennett

RECOMMENDATION1. Neighbourhood Improvement Program

The Community Development Committee considered the Neighbourhood Improvement Program on April 11, 1974 and at that meeting the Director of Planning was requested to come back to the Committee with suggestions as to one or two priority areas under this program.

The Committee had for consideration a report of the Board of Administration dated June 14, 1974 (copy of which is attached) which set out information respecting the program under the following headings:

- A. The NIP Process
- B. Review of Previous Actions by the City and Senior Governments
- C. Completion of the Selection Process
- D. Areas Recommended for 1974
- E. Occupancy and Maintenance Standards
- F. Estimates of Planning Costs
- G. Foreseeable Problems and Recommended Changes in the Neighbourhood Improvement Program

The Officials from the Planning Department reviewed the report and it was noted that Kitsilano and part of Cedar Cottage are the areas recommended for selection for the 1974 NIP program. Members of the Committee questioned why these areas were chosen and the Officials explained that due to the limited time in 1974 to get this program under way these two areas most nearly met the required criteria, in particular in the matter of stability in terms of uses and density.

RECOMMENDED THAT

- "(a) the City confirm the selection of the Kitsilano area and part of the Cedar Cottage area, as identified generally on the maps attached to this report, as Neighbourhood Improvement Program areas to be assisted through the contributions from the senior governments allocated by the Province of British Columbia in 1974.
- (b) the Province and Central Mortgage and Housing Corporation be requested to approve the selected areas.
- (c) the Province be requested to contribute the following amounts towards planning costs of the areas:
  - (a) Kitsilano: \$23,250
  - (b) Cedar Cottage: \$30,250

Cont'd . . .

Standing Committee of Council on Community Development . . . . . 2  
June 20, 1974

Clause #1 continued:

- (d) Central Mortgage and Housing Corporation be requested to contribute the following amounts towards planning costs of the areas:
  - (a) Kitsilano: \$46,500
  - (b) Cedar Cottage: \$60,500
- (e) Council approve the appropriation of \$53,500, being the City's share (25%) of these planning costs from the \$1,000,000 allocation of Urban Renewal Funds previously approved by Council for Neighbourhood Improvement Programs."
- (f) the staffing of the Kitsilano and Cedar Cottage Neighbourhood Improvement Program be in lieu of the staff approved by City Council on May 14, 1974  
 (This report approved four positions: 2 Planners II, one Planning Assistant III and one Clerk-Stenographer II)
- (g) a Planner II and a Planning Assistant III be appointed for Cedar Cottage Neighbourhood Improvement Program commencing on dates to be established by the Director of Planning
- (h) the matter of accommodation and stenographic help for the Cedar Cottage program be referred to the Board of Administration
- (i) Council urge the Federal Government to have the Residential Rehabilitation Assistance Program available throughout the City wherever the eligibility criteria are met.

(Alderman Marzari is recorded as voting against the recommendations of the Committee.)

The meeting adjourned at approximately 4:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 675

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON CIVIC DEVELOPMENT

June 13, 1974

An 'In Camera' meeting of the Standing Committee on Civic Development was held on Thursday, June 13, 1974 at approximately 9:00 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)  
Alderman Massey  
Mayor Phillips

ABSENT: Alderman Bowers  
Alderman Pendakur

CLERK: M. Cross

RECOMMENDATION1. Johnston Terminals

On April 11, 1974, the Committee considered a report from the Director of Planning and resolved that the Development Consultant be instructed to prepare a confidential report on the Johnston Terminals' operation.

The Development Consultant in a report dated June 6, 1974, outlined the information requested from the Committee on the number of trucks, barges and coastal vessels in and out of the terminal; the points of origin and destination, and the length of time goods are kept on the False Creek site. The Development Consultant states that the Johnston Terminals' operation is an essential function.

It was suggested that the operation continue to be located in the False Creek area, but in the long term, the operation should be moved east of Cambie Street, preferably east of Main Street, when the leases on the City land in that area expire in the late 1980's.

The lease on the 24 acres of property immediately west of Johnston's should be discontinued and as an interim measure, the land immediately south of the Johnston property between the tracks and 6th Avenue could be leased to Johnstons as well as the parcel east of Main Street.

The Committee was advised that Johnston Terminals want to have a meeting with City officials. The Property Division requested to be included in all meetings so that they can be kept informed.

After discussion, the Committee

cont' d.....



Clause No. 1 (cont'd)

RECOMMENDS

- A. THAT the reports of the Development Consultant and the Director of Planning be received;
- B. THAT City officials be instructed to negotiate with Johnston Terminals, such negotiations to include the provision of public access to the waterfront;
- C. THAT the whole question of the operation of Johnston Terminals and lease negotiations be reviewed by the Civic Development Committee in twelve months.

The meeting adjourned at approximately 9:30 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 679

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